Karen Johnson
Batch# 248436
06/25/2019 02:58:36 PM
Fees: $13.00 Taxes: $638.25

Davidson County
DEEDWARR
2 pgs

20190625-0061517

# WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $172,500.00.

Affiant

Subscribed and sworn to before me this 25 day of June, 2019

Notary Public
My Commission expires: 2/6/20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| 1011 Delmas Group. LLC | SAME | 072-09-0-182.00 |
| 3507 Richland Avenue | | |
| Nashville, TN 37205 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Equity Trust Company, Custodian FBO Edward W. Meek IRA**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **1011 Delmas Group, LLC, A Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 9 on the plan of East Hill Addition, of record in Book 332, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 9 fronts 50 feet on the Northerly side of Delmas Avenue and runs back between parallel lines 191 feet, more or less to the Southerly line of the Bush Spain Subdivision.**

**Being the same property conveyed to Equity Trust Company, Custodian FBO Edward W. Meek, from Roy M. Shacklett, Jr., by deed on September 28, 2010, of record in Instrument Number 20100930-0077941, Register's Office for Davidson County, Tennessee. And further conveyed to Equity Trust Company, Custodian FBO Edward W. Meek IRA by Quitclaim Deed of record in Instrument Number 20190520-0047149, said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Subject to all matters as shown on the Plan of record in Book 332, page 33, Register's Office Davidson County, Tennessee.

This is improved property known as: **1011 Delmas Avenue, Nashville, TN 37207**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-LR-19-011

WITNESS our hands this 18th day of June, 2019.

**Equity Trust Company, Custodian FBO Edward W. Meek IRA**

By _____

Hope Gonzales
Corporate Alternate Signer

STATE OF OHIO

COUNTY OF CUYAHOGA

On this 18 day of June, 2019, before me, appeared HOPE GONZALES, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Corporate Alternate Signer of Equity Trust Company, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Corporate Alternate Signer, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: _____
NOTARY PUBLIC

NOTARIAL SEAL
STATE OF OHIO

JENNIFER GIBBONS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 4, 2022

Reviewed and Approved

_____