Karen Johnson Davidson County
Batch# 261075 DEEDWARR
07/23/2019 03:06:34 PM 2 pgs
Fees: $13.00 Taxes: $549.45
20190723-0072349

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $148,500.00.

Meredith May
Affiant

Subscribed and sworn to before me, this the 15th day of July, 2019.

Notary Public

My commission expires:

ANNE MARIE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires September 7, 2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
L.A.N.D. Group, LLC	New Owner	092-13-0-315.00
277 Mallory Station Road		
Franklin, TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **EQUITY TRUST COMPANY, CUSTODIAN FOR THE BENEFIT OF EDWARD MEEK IRA**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **L.A.N.D. GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Shields New West Nashville Plan of record in Plat Book 57, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marcus Frazier, an unmarried man by Warranty deed from Justin W. Rogers, a married man and Renee B. Leymon an unmarried woman of record in Instrument No. 20070531-0064547 Register's Office for Davidson County, Tennessee, dated May 29, 2007 and recorded on May 31, 2007.

Being the same property conveyed to Kawesi Boatswain and Marcus Frazier by Quit Claim deed from Marcus Frazier of record in Instrument No. 20080206-0012556 Register's Office for Davidson County, Tennessee, dated February 05, 2008 and recorded on February 06, 2008.

Being the same property conveyed to Equity Trust Company by Final Decree Confirming Sale of record in Instrument No. 20100407-0026142 Register's Office for Davidson County, Tennessee, recorded on April 07, 2010.

Title is also vested in Equity Trust Company pursuant to Default Judgment recorded on August 12, 2011, in Instrument No. 20110812-0062333; Default Judgment recorded on July 21, 2011, in Instrument No. 20110721-0056084 and Default Judgment recorded on July 22, 2011, in Instrument No. 20110722-0056470.

Corrective Deed of record in Instrument No. 20190723-0072348, Register's Office for Said County.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 253 37th Avenue North, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of July, 2019.

Equity Trust Company, Custodian for the benefit of Edward Meek IRA

By: Matthew Collier MATTHEW COLLIER Reviewed and Approved
Name: Corporate Alternate Signer
Title: Authorized Representative

Ohio
STATE OF _____
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew Collier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Representative of Equity Trust Company, Custodian for the benefit of Edward Meek IRA, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of July 2019.
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Notary Public

My Commission Expires:

NOTARIAL SEAL
STATE OF OHIO

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