# WARRANTY DEED

File #20141

Karen Johnson Davidson County
Batch# 383802 DEEDWARR
04/09/2020 10:50:50 AM 2 pgs
Fees: $13.00 Taxes: $2,849.00

20200409-0037564

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-19-20
(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

**THIS INSTRUMENT WAS PREPARED BY**
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Volpar Inc. | NEW OWNER | -158-03-0-009.00 |
| 802 - 5th Ave East (ADDRESS) | (NAME) | |
| Springfield TN 37172 (CITY) (STATE) (ZIP) | (ADDRESS) (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Equity Trust Company FBO Caroline Jenkins SEP IRA 100% undivided interest,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Volpar Inc , a Tennessee corporation,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 50 on the Plan of Hillsboro Park, Section II, of record in Plat Book 2331, Pages 61 and 62, 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 Equity Trust Company Custodian FBO Caroline Jenkins SEP IRA 100% undivided interest by Warranty Deed from Richard M. Francis and wife, Virginia J. Francis, of record in Instrument No. 20200311-0027117, Register's Office for Davidson County, Tennessee, dated March 06, 2020 and recorded on March 11, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6125 Montcrest Drive, Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 3rd day of April, 2020.

**Equity Trust Company Custodian FBO Caroline Jenkins IRA 100% interest**

**BY:** _____
MATTHEW COLLIER
**Its:** Corporate Alternate Signer

STATE OF Ohio
COUNTY OF Cuyahoga

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Matthew Collier _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the CORPORATE ALTERNATE SIGNER of Equity Trust Co. the within named bargainor, and that they as such CORPORATE ALTERNATE SIGNER as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the **Equity Trust Co Custodian FBO Caroline Jenkins IRA 100% interest**. by themselves as CORPORATE ALTERNATE SIGNER.

Witness my hand, at office, this 3rd day of April, 2020.

My commission expires: _____ _____
Notary Public

JASON NICHOLSON
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
May 19, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson St.
Brentwood, TN 37027