BILL GARRETT, Davidson County
Trans:T20130032370 DEEDWARRSP
Recvd: 04/19/13 11:34 2 pgs
Fees:13.00 Taxes:115.26
20130419-0039162

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
5042 Thoroughbred Lane, Ste. 100
Brentwood, TN 37027

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Equity Trust Company, Custodian f/b/o Barbara Buell IRA** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **Waddell Wright** (hereinafter referred to as "Grantee") its successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Westland Square Subdivision, as of record in Instrument No. 20060425-0046951, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Equity Trust Company Custodian f/b/o Barbara Buell IRA, by Special Warranty Deed from GreenBank dated January 28th, 2011, and recorded February 4, 2011 as Instrument No. 20110204-0010301, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title there unto belonging, unto the said Grantee (s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have not been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns against the lawful claims of all persons, whosoever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

Witness our hands this 3 day of April, 2013.

Equity Trust Company, Custodian f/b/o Barbara Buell IRA

BY: Gail Pribanic Gail Pribanic

Title: CORPORATE ALTERNATE SIGNER

STATE OF Ohio
COUNTY OF Lorain

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Gail Pribanic, the Corp Alt Signer for **Equity Trust Company, Custodian f/b/o Barbara Buell IRA** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal this 3 day of April, 2013.

Notary Public

MICHELLE GOLDBACH
Notary Public, State of Ohio
My Commission Expires
August 10, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$31,150.00** which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 3rd day of April, 2013.

Notary Public

My Commission Expires: _____

Map and Parcel: 103020D00400CO

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Waddell Wright
200 Kenner Avenue
Nashville, TN 37205

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-21-2016