BILL GARRETT, Davidson County
Trans:T20150001747 DEEDWARR
Recvd: 01/08/15 10:51 2 pgs
Fees:13.00 Taxes:183.15
20150108-0002072

This Instrument Was Prepared By:
Stockton Title and Escrow, LLC
646 McMurray Drive
Nashville, TN 37211

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 FBO Z108932 IRA** (hereinafter collectively referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey to **John M. King, a single man** (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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. F-108 of Caldwell Court Condominiums created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws of record in Book 6188, Page 744, as amended in Instrument No. 20070509-0055551 and Instrument No. 20071011-0120947, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Caldwell Court Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such unit.

BEING part of the same property conveyed to Equity Trust Company f/b/o 108932, by Successor Trustee's Deed from Scott C. Williams, Esq., as Successor Trustee, dated 11/29/11 and recorded 11/29/11 in instrument No. 20111129-0092649, in the Register's Office of 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 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.

Witness our hands this 10th day of December, 2014.

Equity Trust Company Custodian FBO Z108932 IRA

BY: _____
Jeffrey Brown
Title: Corporate Alternate Signer

ATTEST:

_____
Title: Hope Gonzales
Corporate Alternate Signer

STATE OF Ohio
COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Jeffrey Brown, who acknowledged him/her self to be the Corp Alt Signer of Equity Trust Company Custodian FBO Z108931 IRA, and who executed the foregoing instrument for the purpose therein contained by signing the name of Equity Trust Company Custodian FBO Z108932 IRA by himself/herself as Corp Alt. Signer.

Witness my hand and official seal at Westlake, Ohio, this 10th day of December, 2014.

Notary Public

My Commission Expires:
Commission: 2014-RE-501788
Expires: 22-July-2019

JOHN D HANSING
NOTARY PUBLIC, STATE OF OHIO

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$49,500.00** 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 19 day of December, 2014.

Notary Public

My Commission Expires:_____

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2018

Map and Parcel: 147-02-0B-110.00 CO

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
John M. King
2020 Barrington Lane
Villa Rica, GA 30180