BILL GARRETT, Davidson County
Trans:T20150012586 DEEDWARR
Recvd: 02/20/15 12:27 2 pgs
Fees:13.00 Taxes:277.50
20150220-0014835

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 **Ana Marcela Church and Husband, Christopher Allen Church** (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 tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit Nos. E-108, E-116, E-117, as established by a Master Deed of record in Book, 6188, Page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interests in the common elements appurtenant to said units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plant of Caldwell Court Condominium Apartments of record in Exhibit A-2 of said Master Deed to which plan reference is made for a more complete description.

Being part of the same property conveyed to Equity Trust Company f/b/o 108932 by Successors Trustee's Deed dated November 29, 2011 and recorded November 29th, 2011 as Instrument No. 20111129-0092649, Register's Office for Davidson County, Tennessee.

147-02-0B-090.00 CO, 147-02-0B-090.00 CO, 147-02-0B-090.00 CO

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 10 day of February, 2015.

Equity Trust Company Custodian FBO Z108932 IRA

BY: _____
Authorized Signer

Victoria Stutson
Corporate Alternate Signer
Jeffrey Bartlett
Corporate Alternate Signer
Victoria Stutson
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, Victoria Stutson who acknowledged him/her self to be the Corp Alt Signer of **Equity Trust Company Custodian FBO Z108932 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 this 10 day of February, 2015.

JUSTIN T. SMITH
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
March 30, 2019
Recorded in
Lorain County

Notary Public

NOTARIAL SEAL
STATE OF OHIO

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$75,000.00** 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 10 day of February, 2015.

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

My Commission Expires:_____

Map and Parcel: 147-02-0B-090.00 CO, 147-02-0B-098.00 CO, 147-02-0B-099.00 CO

ADDRESS OF NEW OWNER
AND PERSON RESPONSIBLE FOR TAXES:
Ana Marcela Church and Christopher Allen Church
5056 Lakeview Dr.,

Nashville, TN 37220