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JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 95,000.00

Affiant

Subscribed and sworn to before me, this 25th day of September, 2015.

Notary Public

My commission expires: 3-8-16

BILL GARRETT, Davidson County
Trans:T20150082151 DEEDWARR
Recvd: 09/28/15 09:36 2 pgs
Fees:13.00 Taxes:351.50
20150928-0098039

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Austin Cook	Same	161050A00500CO
704 Ashlawn Place	←	
Nashville, TN 37211		

FOR AND IN 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 ACKNOWLEDGE, WE,

Equity Trust Company Custodian FBO John P. Barton Ira

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Austin Cook, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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. A-4 on the Plan of Ashlawn Place Condominiums, as shown on Exhibit A-2 of the Master Deed, of record in Plat Book 6607, page 596, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Equity Trust Company Custodian FBO John P. Barton Ira from Andrew J. Thompson by Quitclaim Deed dated 1/24/2015, and record 2/5/2015 in Instrument No. 20150205-0010912, said Register's Office.

Also, being the same property conveyed to Andrew J. Thompson from James L. Barton by Quitclaim Deed dated 8/18/2011, and recorded 8/22/2011 in Instrument No. 20110822-0064640, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 704 Ashlawn Place, Nashville, TN 37211.

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 in 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/our hand(s) this 25th day of September, 2015.

Jeffrey S Brown
Corporate Alternate Signer

Equity Trust Company Custodian FBO John P. Barton IRA
BY:
ITS:

STATE OF Ohio
COUNTY OF Hamilton

Personally appeared before me, a Notary Public of said County and State, Jeffrey S. Brown an authorized representative for Equity Trust Company Custodian FBO John P. Barton Ira, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of September, 2015.

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF OHIO

MONICA KETCHAM
Notary Public, State of Ohio
My Commission Expires
December 25, 2019

Read & Approved
John P Barton
9.17.15