This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 10/06/15 14:48 3 pgs
Fees:18.00 Taxes:468.05
20151006-0101933

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
First Tennessee Bank, Trustee **4385 Poplar Avenue** **Memphis, Tenn. 38117**	**New Owner**	**042-00-0B-024.00CO**

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That **Equity Trust Company FBO Michael Luning IRA** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **First Tennessee Bank as Trustee for the Beazley Family Trust for benefit of Linda Anderson** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, have **GRANTED, SOLD AND CONVEYED**, and by these presents do **GRANT, SELL AND CONVEY**, unto the Grantees, that certain tract or parcel of real property situated Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

A certain condominium located in Davidson County, Tennessee being Apartment Unit No. 166 of Heritage Village Condominiums created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 4758, Page 179, and amended in Book 4808, Page 829, Book 5102, Page 383 and Book 6380, Page 989, and further supplemented and amended by instrument of record in Book 6484, Page 287, by fifth amendment in Book 9654, Page 906 and by Sixth Amendment in Instrument 20040804-0093767, 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 said Master Deed as supplemented and amended. Reference is hereby made to the plat of Heritage Village Condominium set forth as Exhibit "A" of said Supplement and Amendment to the Master Deed, for a more complete identification and description of such Unit.

Being the same property conveyed to Equity Trust Company FBO Michael Luning IRA by Substitute Trustee deed from Arnold M. Weiss, Substitute Trustee of record in Instrument No. 20150518-0045694 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 08, 2015.

This is improved property which bears the address of: 300 Plymouth Rock Court, Madison, Tenn. 37115

This conveyance is subject to taxes for 2015 and subsequent years, and to any and all covenants, conditions, and restrictions such as may affect the property and are currently of record.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantors, for itself and their heirs, successors and assigns covenant with the Grantees that the Grantors are lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantors have good right and lawful authority to sell and convey the property; that the Grantors have done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantors do hereby bind themselves, their successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this, the ___**th** day of **September, 2015.**

Equity Trust Company FBO Michael Luning IRA

by: Brandi M Bortner **BRANDI M. BORTNER**
Corporate Alternate Signer

STATE OF OHIO
COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Brandi M Bortner with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged himself to be a Corporate Alternate Signer of **Equity Trust Company**, f/b/o Michael Luning IRA within named bargainor, and as such Corp Alternate Signer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Corp Alt Signer as such Corporate Alternate Signer and attesting the same.

Witness my hand and official seal at office, on this 29**th** day of **September, 2015.**

Notary Public

Commission Expires: _____

NOTARY PUBLIC STATE OF OHIO

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

State of TENNESSEE
County of WILLIAMSON

The actual consideration or value for this property (whichever is greater) is **$126,500.00**.

Sworn to and subscribed before me this **30th** day of **September, 2015.**

Affiant

Notary Public

My Commission Expires: 12-6-16

CHARLES A. SULLIVANT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

True Copy Certification

I, Charles A. Sullivant, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

