PREPARED BY: AUSTIN PEAY VII, ATTORNEY, 121 SOUTH THIRD STREET, CLARKSVILLE, TN 37040, WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION.

EQUITY TRUST COMPANY CUSTODIAN
FBO JAMES POWERS IRA

BILL GARRETT, Davidson County
Trans:T20160035471 DEEDWARR
Recvd: 04/29/16 10:41 3 pgs
Fees:18.00 Taxes:107.30
20160429-0042061

TO: WARRANTY DEED

JASON COURSON ET UX

THIS DEED OF REALTY, executed as of the 4 day of NOV, 2015, by Grantor, **EQUITY TRUST COMPANY CUSTODIAN FBO JAMES POWERS IRA**, to Grantees, **JASON COURSON and wife, ALESHA COURSON**, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entirety, and to their heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

5399 SWINDLE RD
WHITES CREEK TN 37189
2.69 Acres
Map and Parcel Number 02200018600

BEING Lot No. 1 on the final plat of the Lester Herrmann Lot as of record in Book 8250, page 271, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Equity Trust Company Custodian FBO James Powers IRA by Final Decree Confirming Sale in the Chancery Court for Davidson County, Tennessee, The Metropolitan Government of Nashville and Davidson County in its own capacity and for the use and benefit of the State of Tennessee, Plaintiff, v. Delinquent Taxpayers as shown on the 2010 real property tax records of the Metropolitan Government of Nashville and Davidson County, Tennessee, Hutchison, Tracy DeShawn, recorded May 13, 2015 as Instrument No. 20150513-0044069, in the Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that it is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2015 taxes which are prorated and Grantees assume; (2) will forever warrant and defend the title unto Grantees and to their heirs and assigns against all lawful claims, subject, however, to all matters set forth per plat of record in Book 8250, Page 271, and to all legally enforceable restrictions and easements of record and in existence, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

EQUITY TRUST COMPANY CUSTODIAN
FBO JAMES POWERS IRA

By: _____

Printed Name: Jeffrey S Brown

Title: Corporate Alternate Signer

STATE OF OHIO :
:
COUNTY OF Cuyahoga :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jeffrey S. Brown**, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the CORP ALT SIGNER of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4 day of November, 2015.

My Commission Expires:

_____

_____
Notary Public

NOTARY PUBLIC STATE OF OHIO

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

SEAL

Property Owners Name And Mailing Address:	Person or Entity Responsible for Payment of Property Taxes:
JASON COURSON ALESHA COURSON 5399 Swindle Road Whites Creek, TN 37189	SAME / OWNER
Property Address:	Map and Parcel Nos.
5399 Swindle Road Whites Creek, TN 37189	02200018600

STATE OF TENNESSEE, Montgomery COUNTY

I hereby swear or affirm that the actual consideration for this transaction or the value of the property transferred, whichever is greater, is ***$29,000.00***, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

GABRIELLE D. ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

Affiant

Subscribed and sworn to before me this the 1 day of November, 2019.

Notary Public (Register of Deeds Davidson County, Tennessee)

My Commission Expires:

April 20, 2019

J:\apeay\deeds\powersIRA/Courson\jo