THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 Mail to: **BANKERS TITLE** **2 Cadillac Drive** **Brentwood, Tennessee 37027**	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **157,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF June, 2016 Notary Public MY COMMISSION EXPIRES: 8-17-19 (AFFIX SEAL) JENNA ANN WALTERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Equity Trust Company, Custodian	New Owner	MAP & PARCEL
P.O. Box 290261		See attached Exhibit "A"
Nashville TN 37229		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Bixler Farms, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Equity Trust Company, Custodian FBO Edward W. Meek, IRA**

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, Unit Nos. 1-6, Unit Nos.12-22, and Unit Nos. 50-59 on the Plan of Bixler Farms Townhomes, a Horizontal Property Regime With Private Elements of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20070213-0018434, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Bixler Farms, LLC, a Tennessee limited liability company by Warranty deed from Thomas E. Hoppes and Philip L. Coats, Trustees of Madison Church of Christ, an unincorporated religious organization of record in Instrument No. 20051129-0143577, in the Register's Office for Davidson County, Tennessee, dated October 24, 2005 and recorded on November 29, 2005.

Also being a portion of the same property conveyed to Bixler Farms, LLC, a Tennessee limited liability company by Quitclaim deed from First Cumberland Properties, Inc., a Tennessee Corporation of record in Instrument No. 20051129-0143576, in said Register's Office, dated October 19, 2005 and recorded November 29, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is UNIMPROVED property known as:
Unit Nos. 1-6, 12-22, and 50-59 on the Plan of Bixler Farms Townhomes Madison, TN 37115.

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 is 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.

BILL GARRETT, Davidson County
Trans:T20160055501 DEEDWARR
Recvd: 06/29/16 13:46 3 pgs
Fees:18.00 Taxes:580.90
20160629-0066432

Witness ___ hand( ) this the 23rd day of June, 2016.

Bixler Farms, LLC, a Tennessee limited liability company

BY: _____

ITS: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Phillip L. Owen, whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of the maker, **Bixler Farms, LLC, a Tennessee limited liability company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 23rd day of June, 2016.

My Commission expires 10/18/16

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

MAP & PARCEL:

Map/Parcel 043-10-0C-001.00-CO-101 Allison Ann Pass-Unit 1
Map/Parcel 043-10-0C-002.00-CO-103 Allison Ann Pass-Unit 2
Map/Parcel 043-10-0C-003.00-CO-105 Allison Ann Pass-Unit 3
Map/Parcel 043-10-0C-004.00-CO-107 Allison Ann Pass-Unit 4
Map/Parcel 043-10-0C-005.00-CO-109 Allison Ann Pass-Unit 5
Map/Parcel 043-10-0C-006.00-CO-111 Allison Ann Pass-Unit 6
Map/Parcel 043-10-0C-012.00-CO-200 Jenna Lee Circle-Unit 12
Map/Parcel 043-10-0C-013.00-CO-202 Jenna Lee Circle-Unit 13
Map/Parcel 043-10-0C-014.00-CO-204 Jenna Lee Circle-Unit 14
Map/Parcel 043-10-0C-015.00-CO-206 Jenna Lee Circle-Unit 15
Map/Parcel 043-10-0C-016.00-CO-208 Jenna Lee Circle-Unit 16
Map/Parcel 043-10-0C-017.00-CO-210 Jenna Lee Circle-Unit 17
Map/Parcel 043-10-0C-018.00-CO-212 Jenna Lee Circle-Unit 18
Map/Parcel 043-10-0C-019.00-CO-214 Jenna Lee Circle-Unit 19
Map/Parcel 043-10-0C-020.00-CO-216 Jenna Lee Circle-Unit 20
Map/Parcel 043-10-0C-021.00-CO-218 Jenna Lee Circle-Unit 21
Map/Parcel 043-10-0C-022.00-CO-220 Jenna Lee Circle-Unit 22
Map/Parcel 043-10-0C-050.00-CO-300 McKenzie Pass-Unit 50
Map/Parcel 043-10-0C-051.00-CO-302 McKenzie Pass-Unit 51
Map/Parcel 043-10-0C-052.00-CO-304 McKenzie Pass-Unit 52
Map/Parcel 043-10-0C-053.00-CO-306 McKenzie Pass-Unit 53
Map/Parcel 043-10-0C-054.00-CO-308 McKenzie Pass-Unit 54
Map/Parcel 043-10-0C-055.00-CO-310 McKenzie Pass-Unit 55
Map/Parcel 043-10-0C-056.00-CO-312 McKenzie Pass-Unit 56
Map/Parcel 043-10-0C-057.00-CO-314 McKenzie Pass-Unit 57
Map/Parcel 043-10-0C-058.00-CO-316 McKenzie Pass-Unit 58
Map/Parcel 043-10-0C-059.00-CO-318 McKenzie Pass-Unit 59