WARRANTY DEED

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $668,250.00.

Affiant

Subscribed and sworn to before me this 14 day of July, 2016.

Notary Public
My Commission expires: 7-08-19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
William Russell Hyneman, Trustee	SAME	See Exhibit "A"
177 Crescent Drive		
Collierville, TN 38017	,	

Davidson County DEEDWARR
Recvd: 07/18/16 17:36 3 pgs
Fees:18.00 Taxes:2472.53
20160718-0073844

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Equity Trust Company, Custodian FBO Edward W. Meek IRA**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William Russell Hyneman, Trustee of the Bailey Trust, William Russell Hyneman, Trustee of the Samantha Trust, J. Kevin Hyenman, Trustee of the Amanda Trust, and J. Kevin Hyneman, Trustee of the Rachel Trust, each a 25% undivided interest,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being 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 Number 20070213-0018434, in the Register's Office for Davidson County, tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Equity Trust Company, Custodian FBO Edward W. Meek, IRA, by deed from Bixler Farms, LLC, a Tennessee limited liability company, on June 23, 2016, of record in Instrument Number 20160629-0066432, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Master Deed of record in Instrument Number 20070213-0018434, Register's Office County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20070213-0018434, Register's Office for Davidson County, Tennessee.
- Easements of record in Instrument Numbers 20051129-0143579; 20051129-0143580; 20060526-0062409; 20060526-0062495; 20070521-0060525; 20100317-0020036; and 20051117-0139029, Register's Office for Davidson County, Tennessee.

This is improved property known as: **100 Bixler Farms, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 14, 2016.

Equity Trust Company, Custodian FBO Edward W. Meek IRA

By Matt Collier **MATT COLLIER**
Corporate Alternate Signer

STATE OF OHIO

COUNTY OF Cuyahoga

On this 13 day of July, 2016, before me, appeared Matt Collier, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the CORP ALT SIGNER of **Equity Trust Company**, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said CORP ALT SIGNER, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Monica Ketcham

NOTARY PUBLIC

My Commission Expires:
Dec 25, 2019

NOTARY PUBLIC STATE OF OHIO

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

Reviewed and Approved

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

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.