WARRANTY DEED

HALE. 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, $39,750.00.

Affiant

Subscribed and sworn to before me this 9 day of September 2016

Notary Public
My Commission expires 7/5/19
(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:
Morris Earl Ayers III	SAME	034-16-0-A-005.00CO
2882 Lower Wilkes Creek Goodlettsville, TN 37072		

Davidson County DEEDWARR
Recvd: 09/15/16 14:46 2 pgs
Fees:13.00 Taxes:147.08
20160915-0097220

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 a 1/2 undivided interest and Equity Trust Company, Custodian FBO DeEtta Brewer IRA a 1/2 undivided interest,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Morris Earl Ayers III,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 5 on the plan of Final Plat for Warren Place Subdivision, of record in Instrument Number 20060411-0041769, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Equity Trust Company, Custodian FBO Edward W. Meek IRA a 1/2 undivided interest and Equity Trust Company, Custodian FBO DeEtta Brewer IRA a 1/2 undivided interest, by deed from Larry Powell Builders, Inc., on February 4, 2016, of record in Instrument Number 20160205-0011327, 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 Plan of record in Instrument Number 20151008-0102764 Book , page , Register's Office Davidson County, Tennessee.

This is unimproved property known as: 212 Warren Court, Old Hickory, TN 37138

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 September 9, 2016.

MATT COLLIER
Corporate Alternate Signer
Equity Trust Company Custodian FBO
Edward W. Meek **IRA**
50% undivided interest

MATT COLLIER
Corporate Alternate Signer
Equity Trust Company Custodian FBO
DeEtta Brewer **IRA**
50% undivided interest

STATE OF OHIO

COUNTY OF CUYAHOGA

On this 31 day of September, 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 is the Corp. Att. 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 Att 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.

_____ My Commission Expires: Dec. 25. 2019
NOTARY PUBLIC

NOTARY PUBLIC STATE OF OHIO

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

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.

_____ My commission expires: 5-24-19
Notary's Signature

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