BILL GARRETT, Davidson County
Trans:T20160089394 DEEDWARRSP
Recvd: 10/11/16 10:16 2 pgs
Fees:13.00 Taxes:4273.50
20161011-0107230

This Instrument Was Prepared By:
William Davis, Attorney, PC
219 Ward Circle, Suite 6
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$1,155,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn before me this 28 day of September, 2016.

Affiant

Notary Public

My commission expires: 6/14/2020

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

This Deed made on September 28, 2016, by Equitable Trust Company as Trustee of the Elisabeth Burch Taron 2013 Irrevocable Trust under agreement dated February 19, 2013, (the "Trust"), hereinafter, "Grantor" to David L. Coppeans and Ruth W. Coppeans, husband and wife, "Grantee".

Grantor, in consideration of ten dollars, paid by Grantee, receipt of which is hereby acknowledged, does grant and convey to Grantee and Grantee's heirs and assigns forever, the following described real property:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Larkway Gardens, as of record in Plat Book 2133 page 6, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Equitable Trust Company as Trustee of The Elisabeth Burch Taron 2013 Irrevocable Trust under agreement dated February 19, 2013, by Quitclaim Deed from Elisabeth B. Taron, dated 02/19/2013 and filed for record on 02/26/2013 in Instrument Number 20130226-0019221, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3623 Trimble Road, Nashville, Tennessee, 37215.

Map and Parcel: 130 08 0 129.00

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to the Grantor, its successors and assigns, forever.

Grantor does covenant with Grantee that it is lawfully seized and possessed of said property in fee simple, has a good right to convey said property and the same is unencumbered, except as otherwise herein set forth to wit:

This conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the property, all matters of survey and taxes and assessments.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor; and
2. That Grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, from, through, or under Grantor, but against none other.

And Grantor does further covenant and bind itself, its successor or assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor but no further or otherwise; provided, however, that all covenants and warranties herein of Equitable Trust Company are made in as full and ample a manner as it can and should do as such Trustee but no further nor otherwise, meaning that the extent of its liability is limited by the amount of the corpus of the Trust of which it is the fiduciary and which is conveying the foregoing property.

Equity Trust Company executes this instrument solely in its fiduciary capacity and not individually and in the course of the administration of a decedent's estate and the representations and warranties herein made by it are limited to those representations and warranties it can and should make in its fiduciary capacity and not further nor otherwise.

Equity Trust Company as Trustee of the
Elisabeth Burch Taron 2013 Irrevocable Trust
Under Agreement Dated February 19, 2013

BY: M. Wick Ruehling

M. Wick Ruehling, V.P. and Trust Officer

STATE OF TENNESSEE
COUNTY OF Williamson

On this date 29 day of September, 2016, before me, personally appeared M. Wick Ruehling, Vice President and Trust Officer of Equity Trust Company, Trustee of the Elisabeth Burch Taron 2013 Irrevocable Trust under agreement dated February 19, 2013, to me known to be the person described in and who executed the forgoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and official seal this 29th day of September, 2016.

NOTARY PUBLIC

My Commission Expires: 12/27/2016

M. WILLIAM DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Grantee(s) Name, Address:	Send Tax Statement To:
David L. Coppeans and Ruth D. Coppeans	New owner
* 3623 Trimble Road	*
Nashville, TN 37215	