WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170024130 DEEDWARR
Recvd: 03/22/17 09:05 2 pgs
Fees: 13.00 Taxes: 277.50
20170322-0027786

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $75,000.00

Affiant

Subscribed and sworn to before me this 17th day of MARCH, 2017

Notary Public
My Commission expires:

(Affix Seal)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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:
Jason Oggs and James Brown	SAME	034-16-0-A-003.00CO
4088 Barnes Cove Drive		
Antioch, TN 37013		

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, Equity Trust Company, Custodian FBO DeEtta Brewer, IRA**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason Oggs and James Brown**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 3 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 20060411-0041769, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20020115-0006172 and 20151008-0162704, Register's Office for Davidson County, Tennessee.

This is un-improved property known as: 209 Warren Court, Old Hickory, TN 37218

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 March 15, 2017.

Equity Trust Company, Custodian FBO Edward W. Meek IRA

By _____ MATT COLLIER
Corporate Alternate Signer

Equity Trust Company, Custodian FBO DeEtta Brewer, IRA

By _____ MATT COLLIER
Corporate Alternate Signer

STATE OF OHIO

COUNTY OF CUYAHOGA

On this 15 day of March, 2017, 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 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.

_____ My Commission Expires: _____
NOTARY PUBLIC

NOTARY PUBLIC STATE OF OHIO

PAULA NEUHOFF
Notary Public, State of Ohio
My Commission Expires
October 14, 2020

Reviewed and Approved
DeEtta Brewer

Reviewed and Approved