(2)

Send Tax Statements To:
New Owner

Name and Address of New Owner:
Equity Trust Company Custodian
0 Cane Ridge Road
Antioch, TN 37013

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 18200009900

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **HARRY GREEN AND WIFE CAROLYN J. GREEN**, has this day bargained and sold and does hereby transfer and convey unto, **EQUITY TRUST COMPANY CUSTODIAN FBO SHELLY ANNE DAWSON IRA,** their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Property lying in the 32nd Councilmanic District of Nashville, Davidson County, Tennessee, and bounded on the west by Cane Ridge Road, on the north by two twenty-five foot easements to property on the northeast and east, and bounded on the east by property belonging to Cynthia S. Greer of record in Deed Book 11330, page 128, and on the south by property belonging to Clint Cothern, of record in Deed #20130603-0055842 and being further described as follows:

Beginning on an existing pipe on the east margin of Cane Ridge Road at the northwest corner of Cothern and the southwest corner of the herein described tract and being approximately 3,240' north of the intersection of Old Hickory Boulevard and Cane Ridge Road; thence with the east margin of Cane Ridge Road N-13° 05' 55" -W, 146.34' to an iron pin by a steel fence post approximately 30 feet east of the center of Cane Ridge Road; thence around a curve to the right a distance of 39.35' and having a radius of 25.00' to an iron pin on the east margin of a 25' ingress/egress easement; thence S-79° 12' 33" -E, 709.96' to a steel fence post on the southern margin of a 25' ingress/egress easement into Greer Property; thence with Greer property around a curve to the left a distance of 140.85', and having a radius of 376.70', to an iron pin on the southern margin of said easement; thence leaving the margin of said easement S-10° 09' 49" -E, 251.61' feet to an iron pin near a fence line; thence generally with the mentioned fence line N- 76° 54' 55"-W, 969.42' to an existing pipe on the east margin of Cane Ridge Road, the point to beginning and containing 4.06 acres, more or less according to a survey by Galyon Northcutt Surveying dated May 5, 2017.

Being the same property conveyed to Harry A. Green and wife, Carolyn J. Green, by deed from Charles C. Bonds and Kenneth E. Bonds, dated March 29, 1974, appearing of record in Book 4801, page 543, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Book 4801, page 543; and to any and all matters shown on said plat and survey.

Carolyn J. Green, having since died on January 20, 2015, therefore leaving said property to her husband, Harry A. Green.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

BILL GARRETT, Davidson County
Trans:T20170042416 DEEDWARR
Recvd: 05/18/17 12:33 2 pgs
Fees:13.00 Taxes:18.50
20170518-0049457

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **EQUITY TRUST COMPANY CUSTODIAN FBO SHELLY ANNE DAWSON IRA,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 16th day of May, 2017.

Harry Green by Stephanie Brackman, Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said State and County aforesaid, the within named, **Stephanie Brackman,** to me known to be the person who executed the same as the free act and deed of the said **Harry Green,** and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said **Harry Green**, and appearing of record in 20170518-0049956, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL in Antioch, Tennessee, this the 16th day of May, 2017.

Kellie L. Parsons
State of Tennessee Notary Public
Rutherford County
My Commission Expires November 17, 2019

NOTARY PUBLIC
My Commission Expires: 11/17/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me, this 16th day of May, 2017.

NOTARY PUBLIC
My Commission Expires:

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY