Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Equity Trust Company, Custodian f/b/o DeEtta Brewer, IRA 1004 Wood Duck Court Nashville, Tennessee 37214	Map/Parcel No. 150-16-0A-001.00	SAME
This instrument prepared by: Bradley Arant Boult Cummings LLP (MBN) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

Davidson County DEEDWARR
Recvd: 06/12/17 08:46 4 pgs
Fees:23.00 Taxes:12.95
20170612-0058335

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, FIRSTBANK, a Tennessee banking corporation (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to EQUITY TRUST COMPANY, CUSTODIAN f/b/o DeEtta Brewer, IRA (the "Grantee"), Grantee's heirs, successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B, attached hereto and incorporated herein by reference, and the other provisions of this Deed (collectively, the "Permitted Encumbrances").

This is unimproved property located at 2701 Windcrest Trail, Antioch, Davidson County, Tennessee 37013.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs, successors and assigns, forever.

Grantor covenants with the Grantee, its heirs, successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,500.00.

Affiant

Subscribed and sworn to before me this 5TH day of June, 2017.

Notary Public
My Commission Expires: 09/25/2018

ANN E. DEVOE-SUL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires SEPT. 25, 2018

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030375-000297

IN WITNESS WHEREOF, the Grantor has executed this Deed this 5TH day of June, 2017.

GRANTOR:

FIRST BANK

By: _____
Paul Craig, Senior Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, ANN E DEVOE-SUL, a Notary Public in and for the State and County aforesaid, personally appeared Paul Craig, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oaths, acknowledged himself to be the Senior Vice President of FirstBank, the within named bargainor, a Tennessee banking corporation, and that as the Special Assets Officer, being duly authorized so to do, he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 5TH day of June, 2017.

ANN E. DEVOE-SUL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires SEPT. 25, 2018

_____
Notary Public
My commission expires: 09/25/2018

EXHIBIT A

DESCRIPTION OF PROPERTY

Lot No. 12 on the Final Plat of Windhaven Shores, Section One, of record in Instrument No. 20030219-0021779, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to FirstBank by deed from Charles S. Sanger, as Successor Trustee, on August 4, 2008, of record in Instrument Number 20080822-0086687, in the Register's Office for Davidson County, Tennessee.

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

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

My commission expires: 5-3-2021

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments required for the year 2017 and subsequent years;

2. Reservations, exceptions, covenants, conditions, restrictions, agreements, easements, setback lines and other matters of record;

3. Supplemental taxes and assessment levied as a result of the completion of improvements after January 1 of any year. Grantor disclaims all liability, and Grantee expressly assumes all liability, for taxes assessed by correction pursuant to the provisions of TCA 67-5-603 et. seq.;

4. Zoning regulations and other governmental laws, rules, regulations, codes, orders and directives affecting the Property;

5. Streets, rights-of-way and highways encumbering the Property;

6. Unrecorded easements, discrepancies, boundary line disputes, overlaps, shortages in area, encroachments and other matters that would be revealed by an accurate survey or inspection of the Property;

7. The rights that the public and upper and lower riparian owners have in any waters present on the Property;

8. Subject to all matters shown on the Plan of record in Instrument Number 20030219-0021779, in the Register's Office for Davidson County, Tennessee;

9. Covenants, conditions and restrictions as set forth in instrument recorded in Instrument Number 20030219-0021585, in the Register's Office for Davidson County, Tennessee;

10. Bylaws of record in Instrument Number 20030219-0021586, in the Register's Office for Davidson County, Tennessee; and

11. Homeowners Association Charter of record in Instrument Numbers 20030228-0026797; 20070329-0037448; and 20080219-0015738, in the Register's Office for Davidson County, Tennessee.