WARRANTY DEED

File #19061

Karen Johnson Davidson County
Batch# 198455 DEEDWARR
02/25/2019 10:18:29 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20190225-0016661

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 12-19-20

(AFFIX SEAL)

JOYCE JORDAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guy Britton Mioton, Jr	NEW OWNER	-159-06-0B-045.00-CO
(NAME)	(NAME)	
1523 Mirabella Way		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Equity Trust Company Custodian FBO Caroline Jenkins IRA 100% undivided interest**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Guy Britton Mioton, Jr and Janise S. Mioton, husband and wife**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Final Plat, Voce, Phase 2B, Major Subdivision of record in Plat at Instrument No. 20160808-0082374, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Equity Trust Company Custodian FBO Caroline Jenkins IRA 100% undivided interest by Special Warranty deed from Voce Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20161017-0109403 Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 17, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved X
This is improved property, known as 1803 Writers Circle, Nashville, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 21 day of February, 2019.

Equity Trust Company Custodian FBO Caroline Jenkins IRA 100% undivided interest

BY: Matthew Collier

Its: MATTHEW COLLIER
Corporate Alternate Signer

STATE OF Ohio

COUNTY OF Cuyahoga

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared MATTHEW COLLIER with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the CORP ALT SIGNER of Equity Trust Co. the within named bargainor, and that they as such CORP ALT SIGNER as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the **Equity Trust Company Custodian FBO Caroline Jenkins IRA 100% interest** by themselves as CORP ALT SIGNER

Witness my hand, at office, this 21 day of February, 2019.

My commission expires: Mar 30 2019

Notary Public

SANDREW N CASTLE, NOTARY PUBLIC Exp 1/30/2019 STATE OF OHIO

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027