WARRANTY DEED

Bill Garrett Davidson County
Batch# 76968 DEEDWARR
04/06/2018 01:54:25 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20180406-0032629

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF April, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amena Zebari	SAME	
(NAME)	(NAME)	
2631 Nolensville Pike		81-2 207
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, WE, **EQUITY TRUST COMPANY CUSTODIAN FBO SHAWN HACKETT SEP IRA, A 69% UNDIVIDED INTEREST, AND EQUITY TRUST COMPANY CUSTODIAN FBO SHAWN HACKETT ROTH IRA, A 21% UNDIVIDED INTEREST, AND EQUITY TRUST COMPANY CUSTODIAN FBO LEIGH ANNE HACKETT ROTH IRA, A 10% UNDIVIDED INTEREST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMENA ZEBARI, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 18 on the Plan of John A. Bell's Subdivision of the Mary J. Fox Lands of record in plat Book 332, page 41, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Equity Trust Company Custodian FBO Shawn Hackett SEP IRA, a 69% Undivided Interest, and Equity Trust Company Custodian FBO Shawn Hackett Roth IRA, a 21% Undivided Interest, and Equity Trust Company Custodian FBO Leigh Anne Hackett Roth IRA, a 10% Undivided Interest, by deed of record in Instrument No. 20170922-0097538, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1729 Pecan Street, Nashville, TN 37208
(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: J-SB-18-2724

Witness my hand this 22 day of March, 2018

EQUITY TRUST COMPANY CUSTODIAN FBO SHAWN HACKETT SEP IRA

BY: _____
RACHEL CAIN
Corporate Alternate Signer

EQUITY TRUST COMPANY CUSTODIAN FBO SHAWN HACKETT ROTH IRA

BY: _____
RACHEL CAIN
Corporate Alternate Signer

EQUITY TRUST COMPANY CUSTODIAN FBO LEIGH ANNE HACKETT ROTH IRA

BY: _____
RACHEL CAIN
Corporate Alternate Signer

STATE OF Ohio

COUNTY OF Cuyahoga

Before me, the undersigned, a Notary Public of said County and State, personally appeared RACHEL CAIN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be CORP ALT SIGNER of Equity Trust Company, the within named bargainor, and that he/she as such CORP ALT SIGNER executed the foregoing instrument for the purposes therein contained by signing the name of Equity Trust Company by himself/herself as CORP ALT SIGNER.

Witness my hand and official seal this 22 day of March, 2018.

Commission expires:

NOTARIAL SEAL
STATE OF OHIO

JENNIFER GIBBONS
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 4, 2022

_____
Notary Public

(SEAL)