Bill Garrett Davidson County
Batch# 105506 DEEDWARR
06/18/2018 09:42:57 AM 2 pgs
Fees: $13.00 Taxes: $292.30

20180618-0058146

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Aolar S Hart
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF MAY, 2018.

Lee A Cohen
Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EQUITY TRUST COMPANY CUSTODIAN FBO BETHANY BURKHARDT IRA & FBGM, LLC	**SAME**	**081-07-0-286.00**
(NAME) **4635 LEBANON PIKE #158**	(NAME)	
(ADDRESS) **HERMITAGE, TN 37076**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, AOLAR S. HART, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EQUITY TRUST COMPANY CUSTODIAN FBO BETHANY BURKHARDT IRA, A 50% UNDIVIDED INTEREST, AND FBGM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A 50% UNDIVIDED INTEREST,** HEREINAFTER CALLED THE GRANTEES,THEIR 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 the west 47 feet of Lot No. 46 and the west 47 feet of the north 5 feet of Lot No. 44, on the Plan of W.S. Settle's Subdivision, of record in Book 57, Page 132, Register's Office for said County.

Said parts of said lots front 47 feet on the south side of Clay Street and run back between parallel lines along the east margin of an alley, 92 feet to a dead line.

Being the same property conveyed to AOLAR S. HART, A SINGLE PERSON, from W.L. HALL, TRUSTEE, by installment deed dated November 1, 2007, of record in Instrument No. 20080328-0031190, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 57, Page 132; and any and all other easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1405 CLAY 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; 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 May, 2018.

Aolar S Hart

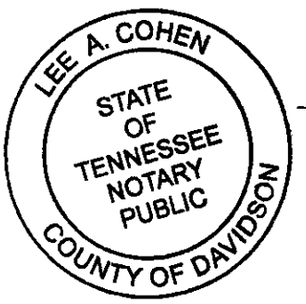
AOLAR S. HART

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aolar S. Hart**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21 day of May, 2018.

My commission expires: **November 5, 2018**



Lee A. Cohen

Notary Public