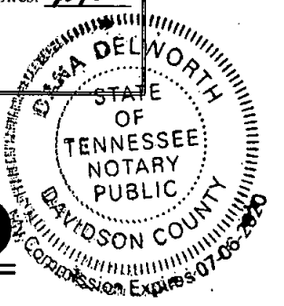
This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is $350,000.00 which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20191431	Affiant Sworn to and subscribed before me this 11th day of February, 2019. Notary Public My Commission Expires: 7/6/20
After Recording Return To The Above.	



WARRANTY DEED

THIS INDENTURE, made this 11th day of February, 2019, among:

EQUITY TRUST COMPANY CUSTODIAN FBO BETHANY BURKHARDT IRA, A 50% UNDIVIDED INTEREST

AND

FBGM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A 50% UNDIVIDED INTEREST

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ELIZABETH ARSENEAU
An unmarried woman

Karen Johnson Davidson County
Batch# 194633 DEEDWARR
02/12/2019 02:21:34 PM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20190212-0013192

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

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 Lot No. 7 Woodard Plan of record in Plat Book 57, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of Lot Nos. 46 and 44 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-VRES19-1905

Being the same property conveyed to Aolar S. Hart by Installment deed from W.L. Hall, Trustee of record in Instrument No. 20080328-0031190 Register's Office for Davidson County, Tennessee, dated November 1, 2007 and recorded on March 28, 2008.

Being also known as 1405 Clay Street Nashville, Tennessee 37208.

Being the same property conveyed to Equity Trust Company Custodian FBO Bethany Burkhardt IRA, a 50% undivided interest, and FBGM, LLC, a Tennessee limited liability company, a 50% undivided interest by warranty deed from Aolar S. Hart, unmarried of record in Instrument No. 20180618-0058146 Register's Office for Davidson County, Tennessee, dated May 21, 2018 and recorded on June 18, 2018.

Being also known as 1405 Clay St Nashville, Tennessee 37208.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Equity Trust Company Custodian FBO Bethany Burkhardt IRA, A 50% undivided Interest

BY: _____

ITS: Jeffrey S Brown
Corporate Alternate Signer

State of Ohio
County of Cuyahoga

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jeffrey S. Brown its Corporate Alternate Signer of Equity Trust company Custodian FBO Bethany Burkhardt IRA, A 50% undivided Interest, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5th day of February, 2019.

_____
Notary Public
My Commission Expires: _____

NOTARIAL SEAL
STATE OF OHIO

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

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

FBGM, LLC, a 50% undivided interest

BY: _____

Bethany Burkhardt
ITS: Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Bethany Burkhardt, sole member of FBGM, LLC, a 50% undivided interest, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of February, 2019.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission Expires: 5/6/19

Owner Name & Property Address:

Name: Elizabeth Arseneau
Address: 1405 Clay St
City, State, Zip: Nashville, TN 37208

Responsible Party For Taxes:

Name: Movement Mortgage, LLC
Address: 8024 Calvin Hall Road
City, State, Zip: Indian Land, SC 29707

Tax ID: 081 07 0 28600