THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 251861 DEEDWARR 07/02/2019 12:13:38 PM 2 pgs Fees: $13.00 Taxes: $1,350.50 20190702-0064548	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00 Affiant Subscribed and sworn to before me, this 20th day of June, 2019. Notary Public My Commission Expires:

KENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

WARRANTY DEED

Address New Owner: Allen Chandler 1729B Pecan Street Nashville, TN 37208	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 081-02-4G-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMENA ZEBARI** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ALLEN CHANDLER, AN UNMARRIED MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. B, on the Horizontal Property Regime for 1729 Pecan Street Residences, as recorded in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180406-0032631, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being a portion of the same property conveyed to AMENA ZEBARI, by deed from EQUITY TRUST COMPANY CUSTODIAN FBO SHAWN HACKETT SEP IRA, A 69% UNDIVIDED INTEREST, AND EQUITY TRUST COMPANY CUSTODIAN FBO SHAW HACKETT ROTH IRA, A 21% UNDIVIDED INTEREST AND EQUITY TRUST COMPANY CUSTODIAN FBO LEIGH ANNE HACKETT ROH IRA, A 10% UNDIVIDED INTEREST, of record in Instrument No. 20180406-0032629, and recorded on April 6, 2019, said Register's Office.

Subject property has never been the primary residence of Grantor's spouse or dependents.

This is improved property commonly known as: **1729A Pecan Street, Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of June, 2019.

AMENA ZEBARI

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office this 20th day of June 2019.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____