WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF September, 2019.

Notary Public

MY COMMISSION EXPIRES:

(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
ABI Investments, LLC	NEW OWNER	
(NAME)	(NAME)	102-12-16
831 Summerly Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 #114639, BENEFICIARY IRA OF KENNETH H. SCHACHTER DCD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABI INVESTMENTS, LLC,** 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 Lot No. 111 on the Plan of Horton Heights, Section IX, of record in Plat Book 2133, page 31, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Equity Trust Company Custodian FBO #114639, Beneficiary IRA of Kenneth H. Schachter DCD by Warranty Deed from Harry Max Speight, Jr., Executor of the Estate of Wanda Fay Speight dated March 14, 2013 of record in Instrument No. 20130328-0030631, said Register's Office.

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 831 Summerly Drive, Nashville, TN 37209
(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.

Karen Johnson Davidson County
Batch# 290171 DEEDWARR
09/24/2019 10:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20190924-0096890 20190924-0096890

Witness my hand this 17th day of September, 2019

EQUITY TRUST COMPANY CUSTODIAN FBO #114639, BENEFICIARY IRA OF KENNETH H. SCHACHTER DCD

BY: _____

Hope Gonzales

ITS: Corporate Alternate Signer

STATE OF Ohio

COUNTY OF Cuyahoga

Personally appeared before me, the undersigned notary public, HOPE GONZALES with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Corporate Alternate Signer of Equity Trust Company Custodian FBO #114639, Beneficiary IRA of Kenneth H. Schachter DCD, and who further acknowledged that he/she is authorized by said Equity Trust Company Custodian FBO #114639, Beneficiary IRA of Kenneth H. Schachter DCD to execute the within instrument as Corporate Alternate Signer of said Equity Trust Company Custodian FBO #114639, Beneficiary IRA of Kenneth H. Schachter DCD.

Witness my hand and official seal this 17 day of September, 2019.

Commission expires:

NOTARIAL SEAL STATE OF OHIO

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

_____
Notary Public

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)