WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 2021.

Notary Public
COMMISSION EXPIRES: 11-6-2023

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 564634 DEEDWARR
01/29/2021 03:13:30 PM 2 pgs
Fees: $13.00 Taxes: $592.00
20210129-0013668

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Equity Trust Company Custodian FBO Shawn Hackett SEP IRA 66% Undivided Interest Equity Trust Company Custodian FBO Shawn Hackett Roth IRA 28% Undivided Interest Equity Trust Company Custodian FBO Leigh Anne Hackett Roth IRA 6% Undivided Interest	Same	172 12 0D 442.00
(NAME)	(NAME)	
5128 Wilmar Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37220		
(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, I, **Barbara J. Tipke, n/k/a Barbara J. Butler, an unmarried woman, her heirs and assigns,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Equity Trust Company Custodian FBO Shawn Hackett SEP IRA 66% Undivided Interest, AND Equity Trust Company Custodian FBO Shawn Hackett Roth IRA 28% Undivided Interest, AND Equity Trust Company Custodian FBO Leigh Anne Hackett Roth IRA 6% Undivided Interest,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit No. V-4 as shown on Exhibit B1 & B6 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, a Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405, in the Register's Office for Davidson County, Tennessee. Also being a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being the same property conveyed to Barbara J. Tipke, n/k/a Barbara J. Butler, her heirs and assigns by Deed dated September 29, 2005 from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded September 30, 2005, in Instrument Number 20050930017935, in the Official Records of Davidson County, Tennessee.

Letter of Limited Conservatorship Over The Property Only vesting authority in Cathryn Armistead to manage the property of Barbara Butler was issued by the Circuit Court of Davidson County, Tennessee (Probate Division) In The Matter of Barbara Butler, Docket Number 20P1765, on December 18, 2020. An Order to Approve Sale of Property as described within this instrument was entered on January 22, 2021 in furtherance of the Court's Order to List and Sell Real Estate entered on December 9, 2020.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 7232 Althorp Way, #V4 (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37211 (Postal Zip)

File No.: 3854-21
Warranty Deed Individual LES rev. 09-2018

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. successors 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, successors 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 29 day of January, 2021.

Conservator for Barbara Butler

Cathryn Armistead, Conservator for Barbara Butler

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Cathryn Armistead, Conservator, 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 as her free act and deed for the purposes therein contained.

Witness my hand this 29 day of January, 2021.

Sheila Gilbert

Commission Expires: 11-6-2023

SHEILA J GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the 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.

Ernest D. Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Gail Porter

Notary Signature

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

My Commission Expires: January 10, 2023