BILL GARRETT, Davidson County
Trans:T20140067691 DEEDWARR
Recvd: 09/11/14 09:37 2 pgs
Fees:13.00 Taxes:444.56
20140911-0083214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 120,150.00

Affiant

Subscribed and sworn to before me, this 8th day of September, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
IRA INNOVATIONS, LLC F/B/O STEPHEN BLOCH IRS #2110208	**NEW OWNER**	**11912011400**
739 CARLYLE PL	**SAME**	
NASHVILLE, TN 37211		

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 ACKNOWLEDGE, WE,

EDNA B. RAGSDALE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IRA INNOVATIONS, LLC F/B/O STEPHEN BLOCH'S IRA#2110208

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. 99 on the Plan of Section Two, Battlewood, as of record in Book 1835, pages 95 and 96, Register's Office for said County.

Said Lot No. 99, fronts 112 feet on the southerly side of Carlyle Place, and runs back 164.5 feet on the easterly line and 166.7 feet on the westerly line to a dead line in the rear measuring 170 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO JOHN L. RAGSDALE AND WIFE, EDNA B. RAGSDALE, BY WARRANTY DEED FROM WILLIAM OSCAR HAYNES, JR. AND WIFE, RUTH DYER HAYNES, DATED 10/29/1957 AND RECORDED ON 11/04/1957 IN BOOK 2702, PAGE 435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JOHN L. RAGSDALE HAVING SINCE DIED ON MARCH 8, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 739 CARLYLE PL, NASHVILLE, TN 37211.

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 in 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.

Witness my/our hand(s) this 8th day of September, 2014.

Edna B. Ragsdale
EDNA B. RAGSDALE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, EDNA B. RAGSDALE, the within named Grantor(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, at office, this 8th day of September, 2014.

Cheryl M. Rodgers
Notary Public

My Commission Expires: 1-5-16

