BILL GARRETT, Davidson County
Trans:T20150072133 DEEDWARR
Recvd: 08/25/15 15:17 2 pgs
Fees:13.00 Taxes:148.00
20150825-0086058

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1228

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 DAY OF August, 2015

Notary Public
Commission Expires: 1/18/16

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
IRA Innovations, LLC f/b/o Tracy Givens IRA 2929 Selena Dr. #99 Nashville, TN 37211	Tracy Givens 646 Devon Drive Nashville, TN 37220	119-14-0A-099.00 (CO)

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Wilson Stewart

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IRA Innovations, LLC f/b/o Tracy Givens IRA

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 Unit No. 99, Building F, on the plan of Kingswood Condominiums, of record in Plat Book 5200, Page 520, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements as set forth in Exhibit "C" of the Master Deed establishing Kingwood Condominiums, of record in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Wilson Stewart by Quitclaim Deed from Carolyn Strickland Stewart, dated 12/27/06 and recorded 12/27/06 in Instrument Number 20061227-0159171; and the same property previously conveyed to Carolyn Strickland Stewart by Quitclaim Deed from Wilson Stewart and wife, Carolyn Strickland Stewart, dated 10/26/98 and recorded 11/2/98 in Book 11180, Page 175; and previously conveyed to Wilson Stewart and wife, Carolyn S. Stewart by Warranty Deed from Home Service Corporation dated 6/28/83 and recorded 7/1/83 in Book 6087, Page 640, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2929 Selena Dr. #99, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21 day of August, 2015.

Wilson Stewart

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Wilson Stewart
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 at Brentwood, Tennessee this 21 day of August, 2015.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

(Notary Seal)

Notary Public
My Commission Expires: 1/18/16