WARRANTY DEED

File #15527

BILL GARRETT, Davidson County
Trans:T20150089340 DEEDWARR
Recvd: 10/20/15 14:48 2 pgs
Fees:13.00 Taxes:148.00

20151020-0106671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA Innovations LLC f/b/o Carla Corum IRA	Carla Corum	092-06-0-692.00
(NAME)	(NAME)	
750 Old Hickory Blvd, Bldg 2, Ste. 150	P.O. Box 680604	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Franklin, TN 37068	
(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, **FEN Re Holdings, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRA Innovations LLC f/b/o Carla Corum IRA,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the middle part of the Lots 1 to 4, both inclusive , of Block "A" on the Plan of Map of Fisk University Place of record in Plat Book 421, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the North margin at Batavia Street, 50.1 feet East from the East margin of 31st Avenue North, thence Northerly parallel to the East margin of 31st Avenue North, 113.33 feet more or less to the line of Lot No. 5; thence with the line between Lots No. 4 and 5, Easterly 50 feet to a point 100 feet East from the East margin of 31st Avenue North; thence Southerly parallel to the East margin of 31st Avenue North, 115.66 feet more or less to the North margin of Batavia Street; thence with the margin of said Street, Westerly 50.1 feet to the point of beginning. Said tract is unimproved.

Being the same property conveyed to FEN Re Holdings, LLC by Warranty deed from Patricia D. Mitchell, unmarried of record in Instrument No. 20150609-0054389 Register's Office for Davidson County, Tennessee, dated June 05, 2015 and recorded on June 09, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as 3026 Batavia Street, Nashville, TN 37209-2635

(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.

Witness my hand this 19th day of October, 2015.

FEN Re Holdings, LLC

BY: Frank E Neal IV

Frank E. Neal, IV, sole member

STATE OF Tennessee
COUNTY OF Davidson

On this the ~~16th~~ 19th day of October, 2015, before me, appeared Frank E. Neal, IV, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the sole member of FEN RE Holdings, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said FEN Re Holdings, LLC, and said officer acknowledged said instrument to be the free act of deed of said FEN Re Holdings, LLC.

WITNESS my hand and seal, this the ~~16th~~ 19th day of October, 2015.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public: Leslie Garside

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206