WARRANTY DEED

File #15528

BILL GARRETT, Davidson County
Trans:T20150089342 DEEDWARR
Recvd: 10/20/15 14:48 2 pgs
Fees:13.00 Taxes:148.00

20151020-0106672

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 16TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY LESLIE GARSIDE

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	092-06-159.00
(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 westerly parts of Lots Nos. 1, 2, 3 and 4 of Block "A" on the Map of Fisk University Place, of record in Book 421, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee.

Said parts of lots front 50 feet, more or less on the northerly side of Batavia Street, formerly Zollicoffer Street, and run back between lines, 113 feet, more or less on the easterly line and 111 feet, more or less on the westerly line, along the easterly margin of 31st Avenue North, to the southerly line of Lot No. 5, measuring 50 feet thereon.

Being the same property conveyed to FEN RE Holdings, LLC, a Tennessee Liability Company by Warranty deed from Fred A. Allen et ux Christine Allen of record in Instrument No. 20150806-0078367 Register's Office for Davidson County, Tennessee, dated August 3, 2015 and recorded on August 6, 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 3028 Batavia St., 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.

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

FEN RE Holdings, LLC

BY: Frank E 2d IV

Frank E. Neal, IV, sole member

STATE OF Tennessee
COUNTY OF Davidson

On this the 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 19th day of October, 2015.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public: Leslie Garside

My commission expires: 1/20/19

(SEAL)

RETURN RECORDED DOCUMENTS TO:

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