BILL GARRETT, Davidson County
Trans:T20150102271 DEEDWARR
Recvd: 12/03/15 10:12 2 pgs
Fees:13.00 Taxes:319.13
20151203-0121850

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $86,250.00

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2015.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
IRA Innovations, LLC 1616 Westgate Circle Brentwood, TN 37027	New Owner	133-04-0-045.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trey Cain, Trustee of The 87 McCall Street Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **IRA Innovations, LLC, FBO 2302128,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Glencoe Acres, Section 1 of record in Plat Book 1835, Page 137, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Trey Cain, Trustee of the 87 Mcall Street Trust by Warranty Deed from Jacqueline Ann Waynick Highfill recorded on December 3, 2015, in Instrument Number 20151203-0121849, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jacqueline Ann Waynick Highfill by Quitclaim deed from James H. Waynick and wife, Nora Waynick of record in Instrument No. 20070419-0046598 Register's Office for Davidson County, Tennessee, dated April 19, 2007 and recorded on April 19, 2007.

This property is improved property known as **87 McCall Street, Nashville, TN, 37211.**

This conveyance is subject to the following: (1) Taxes for the year 2016, a lien, not yet due and payable; (2) Subject to all matters shown on the Plan of record in Plat Book 1835, Page 137; (3) Restrictions of record in Book 2088, Page 534, as amended in Book 2105, page 633 and Book 2242, page 369, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; All being of record in the Register's Office for Davidson County, Tennessee,

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 2nd day of December, 2015.

The 87 McCall Street Trust

By: _____
Trey Cain

Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Trustee of The 87 McCall Street Trust,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as such Trustee.

Witness my hand and official seal at this the 2nd day of December, 2015.

_____
Notary Public

My Commission expires: 3-8-16

FILE NO: 2015114064

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.