BILL GARRETT, Davidson County
Trans:T20160028291 DEEDWARR
Recvd: 04/07/16 10:38 3 pgs
Fees:18.00 Taxes:684.50
20160407-0033363

This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 160448TN

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
IRA Innovations PO Box 360750 Birmingham, AL 35236-0750	New Owner	91-6-0-72.00

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, **John Beyer, married**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **IRA Innovations, LLC FBO Christopher Marchetti IRA (50% Undivided Interest) and IRA Innovations, LLC FBO John T. Hoots IRA (50% Undivided Interest)** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO THE FOLLOWING:

1. 2016 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **John Beyer does** covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **John Beyer** further covenants and binds his 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.

This is property is known as: **5903 Morrow Rd. , Nashville, TN 37204**.

Executed on this 1 day of April, 2016

John Beyer

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned Notary Public of said County and State, **John Beyer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that **he** executed the within instrument for the purposes therein contained.

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Witness my hand this 1 day of April, 2016.

Notary Public

My Commission Expires: 6/20/2016

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

LAURA JANE SHOUN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Affiant

Sworn to and subscribed to me, the undersigned, this 1 day of April, 2016.

Notary Public

My Commission Expires: 6/20/2016

Exhibit "A"

Land in Davidson County, Tennessee, a tract or parcel in the 8th formerly the 13th Civil District of Davidson County, Tennessee, and partly in the 12th Ward of the City of Nashville, described according to a survey made by George W. Watkins, Surveyor, July 9, 1951, as follows:

Beginning on the southwesterly margin of Morrow Road at the northwest corner of the property conveyed to G. W. Tyler and wife, by deed from Bransford Realty Company, of record in Book 900, page 11, Register's Office for said County; thence with Tyler's westerly line, southwesterly 200 feet; thence northwestwardly and parallel with the southwesterly margin of Morrow Road 50 feet; thence northeastwardly and parallel with Tyler's northwesterly line 200 feet to the southwesterly margin of Morrow Road; thence with said Road, southeastwardly 50 feet to the beginning.

Being the same property conveyed to Clayton Wayne Clouse and wife, Patsy Clouse by Warranty Deed from Thomas L. Dodson and wife, Mary E. Dodson, dated 04/17/1980 and recorded 04/18/1980 in Book 5592, page 152, said Register's Office.

Being the same property conveyed to Paul Pate by Warranty Deed from Patsy Clouse, unmarried, dated 10/27/2015 and recorded 12/10/15 in Instrument No. 201512100124252, said Register's Office.

Being the same property conveyed to John Beyer, married, by Warranty Deed from Paul Pate, unmarried, dated 10/27/15 and recorded 12/10/15 in Instrument No. 201512100124253 , said Register's Office.

BEING FURTHER conveyed to the grantors/borrowers referenced herein by deed recorded simultaneously herewith.