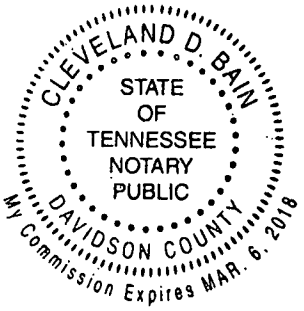


STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS TEN DOLLARS

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: March 6, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jason D. Holleman, Esq. , West Nashville Law Group, 4800 Charlotte Avenue , Nashville, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAMINATION WAS REQUESTED NOR PERFORMED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA INNOVATIONS, LLC	**SAME**	**081 160 19900**
(NAME) **135 Kingston Street**	(NAME)	
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160080671 DEEDQC
Recvd: 09/14/16 16:02 2 pgs
Fees:12.00 Taxes:0.00
20160914-0096879

QUIT CLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CAPCON GROUP, 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**, 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 80, on the Plan of D. T. McGavock and Other's Addition to Nashville, of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Solid Investments, LLC, a Tennessee Limited Liability Company from Aubrey Hiam, married by Warranty Deed dated March 25, 2011 of record in Instrument No. 20110325-0023208, Register's Office for Davidson County, Tennessee.

Further being property conveyed to Capcon Group, LLC, a Tennessee Limited Liability Company from Solid Investments, LLC by Warranty Deed dated June 23rd, 2015 of record in Instrument No. 20150626-0061547, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **1013 Monroe Street, Nashville, Tennessee 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF D. T. MCGAVOCK AND OTHER'S ADDITION TO NASHVILLE OF RECORD IN PLAT BOOK 21, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

THIS DESCRIPTION is the same as that contained in the previous instrument of record.

IN WITNESS WHEROF, our hand(s) this 13th day of September, 2016.

STEVE HATCHER, MEMBER FOR
CAPCON GROUP, LLC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **STEVE HATCHER**, who acknowledged himself as **MEMBER** of **CAPCON GROUP, LLC**, the Grantor, 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, by signing the name of the limited liability company, by himself as such member.

Witness my hand and official seal at office this 13th day of September, 2016.

My commission expires: March 6, 2018

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public