BILL GARRETT, Davidson County
Trans:T20160084700 DEEDWARR
Recvd: 09/27/16 09:23 2 pgs
Fees:13.00 Taxes:140.60
20160927-0101638

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-27-2020

(AFFIX SEAL)

DARLENE EDMUND STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA Innovations LLC fbo Gregory W. Glenn IRA	SAME (NAME)	
801 Loretta Drive (ADDRESS)	(ADDRESS)	043-15-0-159.00
Goodlettsville, Tn 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Matthew Pearson, a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto IRA Innovations LLC fbo Gregory W. Glenn IRA, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NO. 15 AND 16 ON BLOCK A ON THE PLAN OF ANDERSON'S SUBDIVISION OF RECORD IN PLAT BOOK 974, PAGES 36 AND 37, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.
SAID LOTS NO. 15 AND 16 FRONT TOGETHER 50 FEET ON THE SOUTHERLY SIDE OF OLD HICKORY BOULEVARD AND RUN BACK BETWEEN LINES 129.65 FEET ON THE WESTERLY LINE AND 130.1 FEET ON THE EASTERLY LINE, TO A DEAD LINE, MEASURING 50 FEET MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ARTURO HIDALGO AND WIFE, MARIA HIDALGO BY DEED FROM JAMES G. FULLER, UNMARRIED OF RECORD IN INSTRUMENT NO. 20000208-0013035 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 31, 2000 AND RECORDED ON FEBRUARY 08, 2000. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $55,900.00.)

BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2002-BC2 BY SUBSTITUTE TRUSTEE'S DEED FROM SHAPIRO & KIRSCH, LLP OF RECORD IN INSTRUMENT NO. 20141110-0103667 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 30, 2014 AND RECORDED ON NOVEMBER 10, 2014. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $40,500.00.)

BEING THE SAME PROPERTY CONVEYED TO MATTHEW PEARSON, A MARRIED MAN BY SPECIAL WARRANTY DEED FROM THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2002-BC2 OF RECORD IN INSTRUMENT NO. 20150205-0010847 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1114 East Old Hickory Boulevard , Madison, TN 37115-4237
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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/our hand(s) this 23rd day of September, 2016.

Matthew Pearson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Pearson, a married man, the herein bargainor(s), 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.

Witness my hand and official seal, this the 23rd day of September, 2016.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072