BILL GARRETT, Davidson County
Trans:T20160096930 DEEDWARR
Recvd: 11/02/16 11:22 2 pgs
Fees:13.00 Taxes:980.50
20161102-0115846

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

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this 29th day of August, 2016.

Notary Public
My commission expires: 7-30-17

Address of New Owner:	Send Tax Bills to:	Tax Information
Nathan Magallan 87 McCall Street Nashville, TN 37211	New Owner Primary Residential Mtg. 1480 N. 220 West Salt Lake City, UT 84116	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, **IRA Innovations, LLC, FBO 2302128,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Nathan Magallan and ~~Kellie~~ * Barnhill,** 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:

* Kelleen

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Glencoe Acres, Section I 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 Highfill, unmarried of record in Instrument No. 20151203-0121849 Register's Office for Davidson County, Tennessee, dated December 2, 2015 and recorded on December 3, 2015.

Being the same property conveyed to IRA Innovations, LLC, FBO 2302128 by Warranty deed from Trey Cain, Trustee of the McCall Street Trust of record in Instrument No. 20151203-0121850 Register's Office for Davidson County, Tennessee, dated December 2, 2015 and recorded on December 3, 2015.

NOTE: Mcall Street should be spelled McCall Street.

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 29th day of August, 2016.

IRA Innovations, LLC, FBO 2302128

By: _____
William P. Gulas
Its: Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **William P. Gulas, Authorized Representative for IRA Innovations, LLC, FBO 2302128** the within named bargainor, a **Tennessee limited liability company**, 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 limited liability company as such Authorized Representative.

Witness my hand and official seal at this the 29th day of August, 2016.

_____
Notary Public

My Commission expires: July 7, 2020

INGRID ELISHA HOLCOMBE
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 07, 2020

FILE NO: 2016054480