WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170016921 DEEDWARR
Recvd: 02/27/17 13:40 2 pgs
Fees:13.00 Taxes:277.50
20170227-0019345

File No. TE0002700

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.17.19 (AFFIX SEAL)

REINA ANN WATERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jin Hui Shen	New Owner	092-06-0-159.00
(NAME)	(NAME)	
3028 Batavia St.	812 Dewees Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **IRA Innovations LLC f/b/o Carla Corum IRA,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jin Hui Shen,** married, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly parts of Lots Nos. 1, 2, 3 and 4 of Block "A" on the Map of Fisk University Place, of record in Book 421, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee.

Said parts of lots front 50 feet, more or less on the northerly side of Batavia Street, formerly Zollicoffer Street, and run back between lines, 113 feet, more or less on the easterly line and 111 feet, more or less on the westerly line, along the easterly margin of 31st Avenue North, to the southerly line of Lot No.5, measuring 50 feet thereon.

Being the same property conveyed to IRA Innovations LLC f/b/o Carla Corum IRA by Warranty Deed from FEN RE Holdings, LLC, a Tennessee limited liability company recorded October 20, 2015 as Instrument No. 20151020-0106672, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

This is improved / unimproved property, known as 3028 Batavia St., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

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 23 day of February, 2017.

IRA Innovations LLC f/b/o Carla Corum IRA

By: _____
William P. Gulas, Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared William P. Gulas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Authorized Representative of IRA Innovations LLC f/b/o Carla Corum IRA, the within named bargainor, and that he/she as such Authorized Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Authorized Representative.

Witness my hand this 23 day of February, 2017.

CYNTHIA R. MORGAN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
September 09, 2020

_____
Notary Public

My commission expires: 9-9-20

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206