WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170038451 DEEDWARR
Recvd: 05/05/17 13:07 2 pgs
Fees:13.00 Taxes:277.50

20170505-0044906

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 5th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 8/7/19
(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
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	092-06-0-69.00
(NAME)	(NAME)	
3026 Batavia Street	812 Dewees Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209	Nashville, TN 37207	
(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 middle part of the Lots 1 to 4, both inclusive, of Block "A" on the Plan of Map of Fisk University Place of record in Plat Book 421, Pages 4 and 5, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the North margin at Batavia Street, 50.1 feet East from the East margin of 31st Avenue North, thence Northerly parallel to the East margin of 31st Avenue North, 113.33 feet more or less to the line of Lot No. 5; thence with the line between Lots No. 4 and 5, Easterly 50 feet to a point 100 feet East from the East margin of 31st Avenue North; thence Southerly parallel to the East margin of 31st Avenue North, 115.66 feet more or less to the North margin of Batavia Street; thence with the margin of said Street, Westerly 50.1 feet to the point of beginning. Said tract is unimproved.

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. 20151020-0106671, 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.

unimproved *
This is improved ☒ property, known as 3026 Batavia Street, 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 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 hand this 5th day of May, 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, an Alabama limited liability company, the within named bargainor, and that he as such Authorized Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Authorized Representative.

Witness my hand this 5th day of May, 2017.

_____
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

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206