BILL GARRETT, Davidson County
Trans:T20170047840 DEEDWARR
Recvd: 06/06/17 09:13 2 pgs
Fees:13.00 Taxes:1513.30
20170606-0056290

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$409,000.00**

Affiant

Subscribed and sworn to before me, this the 31st day of May, 2017.

Notary Public

My commission expires: 6-19-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Michelle Jessica Nagy	new owner	**091-06-1B-002.00 CO**
5903 B Morrow Road		
Nashville, TN 37209		

FOR AND IN 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, WE,

IRA Innovations, LLC FBO Christopher Marchetti IRA (50% undivided interest) and IRA Innovations, LLC FBO John T. Hoots, (50% undivided interest)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle Jessica Nagy, a single woman

HEREINAFTER CALLED THE GRANTEE, HER 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 Unit B, as shown on the plan entitled Master Declaration of Covenants, Conditions and Restrictions for Morrow Road Townhomes, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20160613-0059889, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to IRA INNOVATIONS, LLC FBO CHRISTOPHER MARCHETTI IRA (50% UNDIVIDED INTEREST) AND IRA INNOVATIONS, LLC FBO JOHN T. HOOTS IRA (50% UNDIVIDED INTEREST), by deed from JOHN BEYER, MARRIED, of record in Instrument No. 20160407-0033363, dated April 1, 2016, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (____) property known as **5903 B Morrow Road, Nashville, TN 37209**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 31st day of May, 2017.

IRA Innovations, LLC fbo Christopher Marchetti IRA

By: _____
Ingrid Elisha Holcombe, Authorized Representative

IRA Innovations, LLC fbo John T. Hoots IRA

By: _____
Ingrid Elisha Holcombe, Authorized Representative

STATE OF ALABAMA

COUNTY OF SHELBY

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Ingrid Elisha Holcombe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Authorized Representative of **IRA Innovations, LLC fbo Christopher Marchetti IRA and IRA Innovations, LLC fbo John T. Hoots IRA**, the within named bargainor, a company, and that she as such Authorized Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said **Ingrid Elisha Holcombe** as its Authorized Representative.

Witness my hand, at office, this 31 day of **May, 2017.**

_____
Notary Public

My Commission Expires 9.9.20

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