RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

BILL GARRETT, Davidson County
Trans:T20170053933 DEEDWARR
Recvd: 06/23/17 11:02 2 pgs
Fees:13.00 Taxes:1535.50
20170623-0063357

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$415,000.00.**

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2017.

Notary Public

My commission expires: 8-20-2019

(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:
Molly E. McCall	New owner	**091-06-1B-001.00-CO**
5903 A 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, IRA (50% undivided interest)

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

MOLLY E. MCCALL, AN UNMARRIED 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 No. A on the Plan of Morrow Road Townhomes, a Horizontal Property Regime With Private Elements, established by and Site Plan of record in Exhibit "C" in the Master Declaration of Covenants, Condition and Restrictions at Instrument No. 20160613-0059889, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, together with the common elements and appurtenances.

Being a portion 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 Warranty deed from John Beyer, married of record in Instrument No. 20160407-0033363 Register's Office for Davidson County, Tennessee, dated April 1, 2016 and recorded on April 7, 2016.

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 A 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 20 day of June, 2017.

IRA Innovations, LLC FBO Christopher Marchetti IRA

William P. Gulas, Authorized Representative

IRA Innovations, LLC FBO John T. Hoots, IRA

William P. Gulas, 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 **William P. Gulas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself 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 he 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 **William P. Gulas** as its Authorized Representative.

Witness my hand, at office, this 20 day of **June, 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