BILL GARRETT, Davidson County
Trans: T20170078791 DEEDWARR
Recvd: 09/08/17 11:44 2 pgs
Fees: 13.00 Taxes: 366.30
20170908-0092513

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

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $99,000.00

Affiant

Subscribed and sworn to before me, this 31 day of July 2017.

Notary Public
My commission expires: 12-4-20

Address of New Owner:	Send Tax Bills to:	Tax Information
IRA Innovations, LLC 1401 Elliston Street Old Hickory, TN 37138	Same	053-03-0-128.00

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, **Amanda Dean Successor Trustee of The 1401 Elliston Street Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **IRA Innovations, LLC, FBO Charles J. Hardin, IRA,** 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:

Land in Davidson County, Tennessee, being Lot(s) 84, as shown on the map entitled Section C of the Plan of E. I. Dupont Denemours & Companies Subdivision, of record in Book 1424, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Triston Jacobs, Trustee of The 1401 Elliston Street Trust, from Felix E. Thomas and Loretta E. Thomas, by Warranty Deed and recorded on August 4, 2017 of record Instrument Number 20170804-0079799, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1401 Elliston Street, Old Hickory, TN 37138.**

This conveyance is subject to the following; (1) All matters appearing on the Plan of record in Book 1424, Page 66, 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 31st day of August, 2017.

The 1401 Elliston Street Trust

By: _____
Amanda Dean
Its: Successor Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Amanda Dean, Successor Trustee of The 1401 Elliston Street Trust,** the within named bargainor, 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 **Trust** as such Successor **Trustee**.

Witness my hand and official seal at Brentwood, Tennessee, this the 31st day of August, 2017.

_____
Notary Public

My Commission expires: 5-3-19

FILE NO: 2017085485