WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. TE0003338

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
Cora Bagoli	NEW OWNER	119 12 0 114.00
(NAME)	(NAME)	
739 Carlyle Pl		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37211		
(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 FBO Stephen Bloch's IRA #2110208,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cora Bagoli, an unmarried woman,** 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:

Bill Garrett Davidson County
Batch# 2400 **DEEDWARR**
09/19/2017 03:26:45 PM 2 pgs
Fees: $13.00 Taxes: $703.00
20170919-0096068

Land in Davidson County, Tennessee, being Lot No. 99 on the Plan of Section Two, Battlewood, as of record in Book 1835, pages 95 and 96, Register's Office for said County.

Said Lot No. 99 fronts 112 feet on the southerly side of Carlyle Place, and runs back 164.5 feet on the easterly line and 186.7 feet, (erroneously stated on last deed of record as 166.7 feet), on the westerly line to a dead line in the rear measuring 170 feet thereon.

Being the same property conveyed to IRA Innovations, LLC FBO Stephen Bloch's IRA #2110208, from Edna B. Ragsdale, unmarried, by Warranty Deed dated September 8, 2014 and filed September 11, 2014 as Instrument Number 20140911-0083214.

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 739 Carlyle Pl, Nashville, TN 37211

(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 19th day of September, 2017.

IRA Innovations, LLC FBO Stephen Bloch, 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 Pl Gulas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Representative of Ira Innovations, LLC FBO Stephen Bloch's IRA #2110208, a Alabama LLC, 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 19th day of September, 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