Bill Garrett Davidson County
Batch# 11702 DEEDWARR
10/11/2017 09:53:30 AM 3 pgs
Fees: $18.00 Taxes: $3,866.50
20171011-0104222

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,045,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 10.03.19
(AFFIX SEAL)

File No. RW0003282

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
Jeffrey Raymond Miles	Same	093-13-0W-001.00
(NAME)	(NAME)	
1408 Sigler St		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37203		
(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 Paul Schechter IRA,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey Raymond Miles, unmarried**, 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 Unit 1408 of the 1408 and 410 Sigler Street Town Homes, a Horizontal property Regime with private elements as set out in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160706-0069290, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Redstone Equity, LLC, a Tennessee limited liability company by Quitclaim Deed from Gold Street, LLC, a Tennessee limited liability company, recorded January 13, 2017 in Instrument No. 20170113-0004102, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to IRA Innovations, LLC FBO Paul Schechter IRA by Deed of Correction from Gold Street, LLC, a Tennessee limited liability company, recorded January 25, 2017 in Instrument No. 20170125-0008078, in the Register's Office of 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 and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1408 Sigler St, Nashville, TN 37203
(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 6th day of October, 2017.

IRA Innovations, LLC FBO Paul Schechter IRA

William P. Gulas
Its: 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, FBO Paul Schechter IRA, a Alabama limited liability company, the within named bargainor, and that he/she as such Authorized Representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Authorized Representative.

Witness my hand this 6th day of October, 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

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

