WARRANTY DEED

ANGELA D. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 9-7-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
IRA Innovations, LLC FBO Harold Plemons, IRA	"New Owner"	081-11-0-368.00
(NAME)	(NAME)	
7000 Baycove Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Kevin Wilkinson and wife, Kathryn Wilkinson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto IRA Innovations, LLC, FBO Harold Plemons, IRA, hereinafter called the Grantees, 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 the Southerly half of Lot Number 304 in the McGavock Wetmore and Others Addition to the Town of McGavock a plan of which is of record in Book 21, Page 41, of the Register's Office of Davidson County, Tennessee.

SAID Southerly half of Lot Number 304 fronts 50 feet on the Easterly side of 16th Avenue North, formerly Hendershott Street and runs back between parallel lines 170 feet to an alley and being the same property a one-half interest of which was conveyed to Pauline Brown by deed of record in Book 833, Page 109, Register's Office of Davidson County, Tennessee to which reference is made.

BEING the same property conveyed to Kevin Wilkinson and wife, Kathryn Wilkinson by Warranty deed from Leland D. Watts, married of record in Instrument No. 20140603-0047722 Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 03, 2014.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilites applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

unimproved ☐

This is improved ☑ property, known as 1608 16th Avenue North, Nashville, TN 37208
(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.

Bill Garrett Davidson County
Batch# 56435 **DEEDWARR**
02/08/2018 10:29:24 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20180208-0012732

File No.: 10511
TN Warranty Deed

Witness our hands this 6th day of February, 2018.

Kevin T. Wilkinson

Kathryn V. Wilkinson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6th day of February, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Kevin T. Wilkinson and Kathryn V. Wilkinson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
9-7-21

Notary Public

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
September 7, 2021

File No.: 10511
TN Warranty Deed