This Instrument Prepared By and Return To:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Send Tax Bills To:
New Owner

New Owner:
IRA Innovations LLC FBO John Timothy Hoots IRA
6209 Vosswood Drive
Nashville, TN 37205

Map and Parcel
09113053600
09114027100

Bill Garrett Davidson County
Batch# 64097 DEEDWARR
03/01/2018 01:53:04 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180301-0019460

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ -0- DOLLARS.

Affiant

Subscribed and sworn to before me this 27th day of February, 2018.

Notary Public

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 20, 2021

My commission expires: 6/20/21

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DEED OF CORRECTION

WARRANTY DEED

WHEREAS, a Warranty Deed conveying the within described property from CAR INVESTMENTS, A TENNESSEE PARTNERSHIP to IRA INNOVATIONS LLC FBO JOHN TIMOTHY HOOTS IRA, has previously been executed and put of record in Instrument No. **20171206-0124366**, Register's Office of Davidson County; and

WHEREAS, the said deed was deficient or contained errors in the legal description.

NOW, THEREFORE, for and in the consideration of one and no/100 dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **CAR INVESTMENTS, A TENNESSEE PARTNERSHIP**, hereinafter called the Grantor, has bargained and sold, and by these presents transfer and convey unto **IRA INNOVATIONS LLC FBO JOHN TIMOTHY HOOTS IRA**, hereinafter referred to as Grantee, its heirs, successors and

assigns, that a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 128 and 133, on the Plan of West Nashville Heights of record in Plat Book 332, Page 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to CAR Investments by Quitclaim deed from State of Tennessee of record in Instrument No. 20151209-0123840 Register's Office for Davidson County, Tennessee, dated November 23, 2015 and recorded on December 9, 2015.

Further being the same property conveyed to CAR Investments, a Tennessee general partnership by Quitclaim Deed from CAR Investments, a Tennessee general partnership, for the purpose of obtaining a separate tax map and parcel number, of record in Instrument No. 20151223-0129354, in the Register's Office for Davidson County, Tennessee. (56 Twin Street)

Further being the same property conveyed to CAR Investments, a Tennessee general partnership by Quitclaim Deed from CAR Investments, a Tennessee general partnership, for the purpose of obtaining a separate tax map and parcel number, of record in Instrument No. 20151223-0129349, in the Register's Office for Davidson County, Tennessee. (66 Twin Street)

This conveyance is subject to:

- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 332, Page 127, Register's Office for Davidson County, Tennessee.

This is property commonly known as 56 and 66 Twin Street, 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 Grantee, its heirs, successors and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tract and parcel of land in fee simple, and has a good right to convey same and that same is unencumbered.

The Grantor does further covenant and bind itself and its successors, heirs and representatives to warrant and forever defend the title to the said tract or parcel of land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 14th day of February, 2018.

GRANTOR:

CAR Investments

BY: _____
Robert Kincaid, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT KINCAID, signing for CAR INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of CAR INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st day of February, 2018.

_____
Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTEE:

IRA Innovations LLC FBO John Timothy Hoots IRA

Elisha Holcombe

BY: Elisha Holcombe
ITS: Authorized Representative

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elisha Holcombe (name), to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED REPRESENTATIVE of IRA INNOVATIONS LLC FBO JOHN TIMOTHY HOOTS IRA the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED REPRESENTATIVE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21 of February, 2018.

Cynthia R Morgan
Notary Public

CYNTHIA R. MORGAN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
September 09, 2020

My Commission Expires: 9/9/20