RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 87757 DEEDWARR
05/03/2018 10:17:47 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50

20180503-0042208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Marcia C. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 8-26-2019
(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0295

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Sheridan Brown, an unmarried woman	New Owner	098130A00200CO
(NAME)	(NAME)	
4705 Cape Hope Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JACK SANDERS HOLT, AN UNMARRIED MAN AND DANIEL M. SWAGLER, AN UNMARRIED MAN AND IRA INNOVATIONS, LLC FBO KIMBERLY SWEENEY IRA,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHERIDAN BROWN, AN UNMARRIED WOMAN,
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 Lot No. 2 on the Plan of New Hope Point, Phase One, Section One, as of record in Book 8250, Page 651, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jack Sanders Holt, Daniel M. Swagler, and IRA Innovations, LLC fbo Kimberly Sweeney IRA by deed from Lori Ann Laney, of record in Instrument 20161026-0113112, dated October 25, 2016, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10290, Page 1 amended in Book 10330, Page 782; Book 10659, Page 528; Instrument 200006280064247; 200006280064248 and 20080623-0064598, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 8250, Page 651, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 4705 Cape Hope Pass, Hermitage, TN 37076
(House No.) (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 our hands this 2nd day of May, 2018.

Jack Sanders Holt

Daniel M. Swagler

IRA Innovations, LLC fbo Kimberly Sweeney IRA

BY:_____
William P. Gulas
Authorized Representative

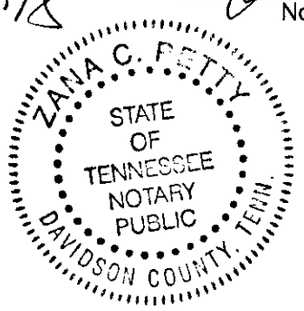
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jack Sanders Holt and Daniel M. Swagler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this May 2, 2018.

My Commission Expires: 7.2.18

Notary Public



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 our hands this 1st day of May, 2018.

IRA Innovations, LLC fbo Kimberly Sweeney IRA

BY: _____
William P. Gulas
Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named William P. Gulas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Personal Representative of IRA Innovations, LLC, a Limited Liability Company fbo Kimberly Sweeney IRA, and that he/she as such Personal Representative, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of IRA Innovations, LLC fbo Kimberly Sweeney IRA by William P. Gulas as such Personal Representative.

Witness my hand and official seal at office, this 1 day of May, 2018.

My commission expires: July 7, 2020 _____
NOTARY PUBLIC

INGRID ELISHA HOLCOMBE
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 07, 2020