Bill Garrett Davidson County
Batch# 92526 DEEDWARR
05/15/2018 11:08:11 AM 2 pgs
Fees: $13.00 Taxes: $388.50
20180515-0046270

WARRANTY DEED

REBECCA SHIELDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 2/8/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin Stockdale	New Owner	09113053600
(NAME)	(NAME)	
3000 Artessa Cir #3303	Same	
(ADDRESS)	(ADDRESS)	
Franklin TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **IRA Innovations LLC FBO John Tomothy Hoots IRA,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Justin Stockdale, unmarried,** 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. 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 the same property conveyed to IRA Innovations LLC FBO John Timothy Hoots IRA by Warranty Deed from CAR Investments, A Tennessee Partnership recorded on December 6, 2017, of record in Instrument No. 20171206-0124366, corrected in Deed of Correction recorded on March 1, 2018 of record in Instrument No. 20180301-0019460, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☑

This is improved ☐ property, known as 66 Twin Street, 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/our hands this 9th day of May, 2018.

IRA INNOVATIONS LLC FBO JOHN TOMOTHY HOOTS
IRA

William P. Gulas
Authorized Representative

State of Alabama
County of Shelby

Personally appeared before me, a notary public in and for the state and county aforementioned, 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 to be Authorized Representative of IRA Innovations LLC FBO John Tomothy Hoots IRA and that he as such Authorized Representative executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Representative

WITNESS my hand and seal this 9th day of May, 2018.

Notary Public
My Commission Expires: July 7, 2020

File No.: 12916

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