Prepared By:
JONES AND RAULSTON, PC
William D. Jones, Attorney
518 Georgia Avenue, Suite 200
CHATTANOOGA, TENNESSEE 37403

Return To:
JONES RAULSTON TITLE INSURANCE AGENCY, INC.
518 Georgia Avenue, Suite 200
CHATTANOOGA, TENNESSEE 37403

Bill Garrett Davidson County
Batch# 99235 **DEEDWARRSP**
06/01/2018 01:30:44 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50

20180601-0052411

Address New Owner(s) As Follows	Send Tax Bills To:	(Map Parcel Number)
IRA Innovations, LLC FBO John Paul Tuck ESA and IRA Innovations, LLC FBO Challoner Alise Tuck ESA	IRA Innovations, LLC FBO John Paul Tuck ESA and Challoner Alise Tuck ESA c/o William P. Gulas	11804023600
(NAME)	(Name)	
2254 Winford Avenue	PO Box 360750	
(Street Address or Route Number)	(Street Address)	
Nashville, TN 37211	Birmingham, AL 35236	
(City) (State) (Zip)	(City) (State) (Zip)	

CT18-0323TN

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of May, 2018, by and between Dodie Rentals, LLC, a Tennessee limited liability company (herein the "Grantor"), and IRA Innovations, LLC FBO John Paul Tuck ESA, as to a 50% undivided interest and IRA Innovations, LLC FBO Challoner Alise Tuck ESA, as to a 50% undivided interest (herein the "Grantees"),

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten ($10.00) Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said Grantees, their successors and assigns, the following described property located in Davidson County, Tennessee, and being described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also partially being Lot 140, of the Plan of Grandview Heights, as of record in Plat Book 161, Page 14, at the Register's Office for Davidson County, Tennessee and being more particularly described as follows;

Beginning at an existing iron rod in the northerly right-of-way line of Longview Avenue, 50 feet in width and the easterly right-of-way line of Winford Avenue, 50 feet in width;

Thence leaving the northerly right-of-way line of Longview Avenue with the easterly right-of-way line of Winford Avenue, North 21 deg 02 min 00 sec West, 50.00 feet to an iron rod set at the intersection with the southerly right-of-way line of Interstate 440;

Thence leaving the easterly right-of-way line of Winford Avenue, with the southerly right-of-way line of Interstate 440, North 68 deg 51 min 58 sec East, 157.50 feet to an iron rod set at a corner common with the property of Guthrie
Trapp, as of record in Instrument Number: 20130227-0019419, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Interstate 440, with the westerly property line of Guthrie Trapp, South 21 deg 02 min 00 sec East, 50.00 feet to an iron rod set in the northerly right-of-way line of Longview Avenue;

Thence with the northerly right-of-way line of Longview Avenue, South 68 deg 51 min 58 sec West, 157.50 feet to the POINT OF BEGINNING. Containing 7,875 square feet or 0.181 acres more or less.

TOGETHER WITH that portion of former Alley No. 1838 abandoned by Metropolitan Ordinance No. BL2002-1079 lying within the above boundaries.

Being the same property conveyed to Dodie Rentals, LLC by deed recorded in Instrument No. 20180525-0050215, in the Register's Office of Davidson County, Tennessee, and by Quitclaim Deed, of record in Instrument No. 20180601-0052410, said Register's Office.

Subject to all matters as shown on ALTA/NSPS Land Title Survey of 2254 Winford Avenue by Cherry Land Surveying, Inc., Michael H. Charrette, RLS #2048, dated April 17, 2018, revised April 26, 2018, Job No. 18053 CW

Subject to Metropolitan Ordinance No. BL2002-1079 abandoning former Alley No. 1838 and the fifteen (15) foot easements retained to said former Alley No. 1838.

Subject to easements, reservations, restrictions, conditions, notes, stipulations, and all other matters as shown, described or noted on plat of record in Plat Book 161, Pages 14 and 15, in the Register's Office of Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

The grantees herein assume and agree to pay all taxes assessed against said real estate for the year 2018.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees, their successors and assigns, forever in fee simple.

The said Grantor does hereby covenant with the said Grantees that as to the title and quiet possession of said real estate, it will warrant and forever defend against the claims of all persons claiming the same by, through, or under, Grantor or as the result of an affirmative act of the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed by its duly authorized officer as of the day and year first above written.

Dodie Rentals, LLC, a Tennessee limited liability company

BY: _____

Name: DANNY K. DANIEL

Title: MGR. MEMBER

STATE OF Tennessee

COUNTY OF Hamilton

Before me, Matthew W. Raulston, of the state and county aforesaid, personally appeared Danny K. Daniel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Manager Member (or other officer) authorized to execute the instrument of Dodie Rentals, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager Member executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Manager Member.

WITNESS my hand and seal, at office in Chattanooga, TN, this 30th day of May, 2018.

_____

Notary Public

My Commission Expires: 6-22-19

MATTHEW W. RAULSTON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

STATE OF Tennessee

COUNTY OF Hamilton

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa A. Warren - agent
Affiant

Subscribed and sworn to before me on this the 30th day of May, 2018.

Woodrow W. Parker
Notary Public

My commission expires: 5-11-2019

