THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

30745-1A
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
CAV Properties LLC 1401 Highway 96 North Fairview, TN 37062	New Owner	11804023600

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **IRA Innovations LLC FBO John Paul Tuck ESA and IRA Innovations LLC FBO Challoner Alise Tuck ESA** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **CAV Properties LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows (the "Real Estate"):

LAND in Davidson County, Tennessee, being Lot 140, Grandview Heights Subdivision, of record in Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description of said lot, together with part of Alley #1838 that was closed by Metro Ordinance No. BL2002-1079, filed in the County Court Clerk's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to 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, by Special Warranty Deed dated May 30, 2018 from Dodie Rentals, LLC, a Tennessee limited liability company, of record in Instrument No. 20180601-0052411, Register's Office for Davidson County, Tennessee.

Together with the right to use and occupy that portion of Alley #1838 that was closed by the Council of the Metropolitan Government of Nashville and Davidson County by Ordinance No. BL2002-1079, filed in the County Court Clerk's Office for said County.

THIS is improved property known as 2254 Winford Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever. Grantors covenant that they are lawfully seized in fee and possessed of the Real Estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit A attached hereto and incorporated herein by reference; and Grantors do hereby covenant with Grantee that title to the Real Estate Grantors will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 30th day of May, 2018.

IRA Innovations LLC FBO John Paul Tuck ESA

By: _____
Name: William P. Gulas
Its: Authorized Representative

IRA Innovations LLC FBO Challoner Alise Tuck ESA

By: _____
Name: William P. Gulas
Its: Authorized Representative

Bill Garrett Davidson County
Batch# 99237 **DEEDWARRSP**
06/01/2018 01:34:54 PM 3 pgs
Fees: $18.00 Taxes: $1,359.75



20180601-0052414

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

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William P. Gulas, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of IRA Innovations LLC FBO John Paul Tuck ESA the within-named bargainor, and that he as such Authorized Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Representative.

WITNESS my hand, at office, this 30th day of May, 2018.

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

Notary Public
My Commission Expires: July 7, 2020

STATE OF TENNESSEE Alabama
COUNTY OF DAVIDSON Shelby

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William P. Gulas, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of IRA Innovations LLC FBO Challoner Alise Tuck ESA the within-named bargainor, and that he as such Authorized Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Representative.

WITNESS my hand, at office, this 30th day of May, 2018.

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

Notary Public
My Commission Expires: July 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $367,500.00.

Affiant

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

Notary Public
My Commission Expires: 1-28-2018

JEFFREY S. BENZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2018 and subsequent years, not yet due and payable. Map and Parcel 11804023600.

2. All Matters as shown on the Plan of record in Plat Book 161, Pages 14 and 15, Register's Office for Davidson County, Tennessee.

3. All Matters as shown on the ALTA/NSPS Land Title Survey of 2254 Winford Avenue, by Cherry Land Surveying, Inc., Michael H. Charrette, R.L.S.# 2048 dated April 17, 2018 as job 18053 CW, including without limitation the encroachment of the building at the Northeast property corner.