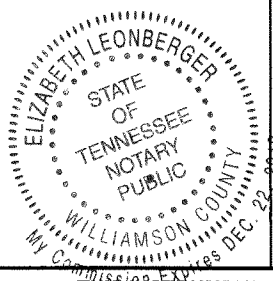
Bill Garrett Davidson County
Batch# 107738 DEEDWARR
06/25/2018 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $677.10
20180625-0060800

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 12-22-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Chalmers Cowan IV	Castle & Cooke Mortgage LLC	081-11-0-368.00
(NAME)	(NAME)	
1608 16th Avenue North	13751 S. Wadsworth Park Drive, Ste. 101	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Draper, UT 84020	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, WE, IRA Innovations, LLC FBO Harold Plemons, IRA, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James Chalmers Cowan IV Emily Elizabeth Burks, 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 the Southerly half of Lot Number 304 in the McGavock Wetmore and Others Addition to the Town of McGavock a plan of which is of record in Book 21, Page 41, of the Register's Office of Davidson County, Tennessee. Said Southerly half of Lot Number 304 fronts 50 feet on the Easterly side of 16th Avenue North, formerly Hendershott Street and runs back between parallel lines 170 feet to an alley and being the same property a one-half interest of which was conveyed to Pauline Brown by Deed of record in Book 833, Page 109, Register's Office of Davidson County, Tennessee to which reference is made.

BEING the same property conveyed to IRA Innovations, LLC, FBO Harold Plemons, IRA by Warranty Deed from Kevin Wilkinson and wife, Kathryn Wilkinson of record in Instrument No. 20180208-0012732 Register's Office for Davidson County, Tennessee, dated February 6th, 2018 and recorded on February 8th, 2018.

BEING the same property conveyed to Kevin Wilkinson and wife, Kathryn Wilkinson by Warranty Deed from Leland D. Watts, married of record in Instrument No. 20140603-0047722 Register's Office for Davidson County, Tennessee, dated May 30th, 2014 and recorded on June 3rd, 2014.

unimproved ☐

This is improved ☑ property, known as 1608 16th Avenue North, Nashville, TN 37208
(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 hand this 17th day of May, 2018.

IRA Innovations, LLC FBO Harold Plemons
By: Elisha Holcombe
Elisha Holcombe, Authorized Representative

STATE OF ~~TENNESSEE~~ Alabama

COUNTY OF Shelby

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Elisha Holcombe with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Rep of **IRA Innovations, LLC FBO Harold Plemons, IRA**, the within named bargainor, a limited liability company, and that he as such Elisha Holcombe being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Authorized Representative

WITNESS my hand and seal this 17th day of May, 2018.

My Commission Expires:
9/9/20

Cynthia R Morgan
Notary Public,

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

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.



Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).