Bill Garrett Davidson County
Batch# 133799 DEEDWARR
08/27/2018 12:43:19 PM 2 pgs
Fees: $13.00 Taxes: $647.49
20180827-0084688

WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,995.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Heather Thacker	Iberiabank	07209006700
(NAME)	(NAME)	
1510 Jewell St.	12719 Centrell Blvd, #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Little Rock, AR 72223	
(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, I, **IRA Innovations, LLC f/b/o IRA #32RO14609, formerly known as Entrust Tennessee f/b/o IRA #32RO14609 ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Heather Thacker, 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:

Being Lot No. 12, on the plan of Dan Leech Subdivision, of record in Book 1424, Page 70, Register's office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Jewel Street, at the common corner of Lots 12 and 13; thence with the line between said lots, westerly 169 feet to a point in the line of Lot 11; thence with the line between lots 11 and 12, southerly 71 feet to a point in the northerly margin of Ward Street; thence with the margin said Street, easterly 144.2 feet to the beginning of a curve; thence around said curve, northeasterly 31.4 feet to a point in the westerly margin of Jewel Street; thence with the margin of the same northerly 65 feet to the beginning.

Included in the hereinabove legal description, however, expressly excluded from this conveyance is property described in Book 4144, Page 330, said Register's office.

Being the same property conveyed to Entrust Tennessee f/b/o IRA #32RO1460, by Warranty Deed from The 1510 Jewel Street Trust, First Jordan, LLC, as Trustee, dated 11/12/2010 of record in Instrument No. 20101118-0092453, Register's Office for Davidson County, Tennessee.

Entrust Tennessee now known as IRA Innovations, LLC.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1510 Jewell St., Nashville, TN 37207
(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 23rd day of August, 2018.

IRA Innovations, LLC f/b/o IRA #32RO14609
By: William P. Gulas, Authorized Representative

State of ~~Tennessee~~ Alabama
County of ~~Williamson~~ Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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 oath, acknowledged such person to be the Authorized Representative of IRA Innovations, LLC f/b/o IRA #32RO14609, the within named bargainor, a Tennessee Corporation, and that such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of IRA Innovations, LLC f/b/o IRA #32RO14609, as Authorized Representative.

WITNESS my hand and seal this 23rd day of August, 2018.

Notary Public Ingrid Elisha Holcombe
My Commission Expires: July 7, 2020

File No.: 13328

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