Return To:
Richard W. Jernigan
1212 Idlewild Place
Madison, TN 37115

Order Number:
218301797

Karen Y Johnson Davidson County
Batch# 138213 DEEDWARRSP
09/10/2018 09:08:30 AM 5 pgs
Fees: $28.00 Taxes: $506.90
20180910-0089247

# SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** made and entered into on this 30th day of August, 2018, by and between **IRA INNOVATIONS LLC FBO ACCT ###32RO12208, f/k/a ENTRUST TENNESSEE FBO ACCT. #32R012208, f/k/a ENTRUST TENNESSEE FBO #32RO12208,** hereinafter known and referred to as **GRANTOR**, and **RICHARD W. JERNIGAN, a single man,** whose tax mailing address is 1212 Idlewild Place, Madison, TN 37115, hereinafter known and referred to as **GRANTEE;**

## WITNESSETH:

For and in consideration of the sum of One Hundred Thirty-Seven Thousand and No/100 Dollars ($137,000.00), the receipt and sufficiency of which is acknowledged, Grantor grants and conveys to Grantee, in fee simple with covenant of Special Warranty, the real property located in Davidson County, Tennessee, and more particularly described on EXHIBIT A attached hereto and made a part hereof (the "Property").

Grantor covenants (a) lawful seisin of the Property (b) full right and power to convey same, and (c) that the Property is free and clear of all liens and encumbrances by any party claiming by, through or under Grantor, except liens for real property taxes and assessments due and payable in _____ and thereafter, which Grantee assumes and agrees to pay. This conveyance is made subject to all (i) easements, restrictions and stipulations of record, and (ii) governmental laws, ordinances and regulations affecting the Property.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

**IN TESTIMONY WHEREOF,** witness the hand of the Grantor herein, all on this the day and year first above written.

GRANTOR:
**IRA INNOVATIONS LLC FBO ACCT ###32RO12208, f/k/a ENTRUST TENNESSEE FBO ACCT. #32R012208, f/k/a ENTRUST TENNESSEE FBO #32RO12208**

Elisha Holcombe

By: Elisha Holcombe

Title: Authorized Representative

STATE OF Alabama )
)
COUNTY OF Shelby )

The foregoing Deed was acknowledged, subscribed and sworn to before me this 30th Day of August 2018 by Elisha Holcombe, for and on behalf of **IRA INNOVATIONS LLC FBO ACCT ###32RO12208, f/k/a ENTRUST TENNESSEE FBO ACCT. #32R012208, f/k/a ENTRUST TENNESSEE FBO #32RO12208**, known to me or whose identity was proven on the basis of satisfactory identification, who acknowledged the execution of the foregoing.

Stephanie Kelly

Notary Public
My Commission Expires: 6/27/22

STEPHANIE KELLY
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 27 2022
ALABAMA STATE AT LARGE

**IN THIS OATH OF VALUE,** I, or we, as Grantor(s) hereby swear or affirm that the actual consideration for this transfer is One Hundred Thirty-Seven Thousand and No/100 Dollars ($137,000.00), to the best of Grantor's knowledge, information and belief.

**IRA INNOVATIONS LLC FBO ACCT ###32RO12208, f/k/a ENTRUST TENNESSEE FBO ACCT. #32R012208, f/k/a ENTRUST TENNESSEE FBO #32RO12208**

By: Elisha Holcomb

Title: Authorized Representative

**AFFIANT**

The foregoing Oath, including the consideration certificate contained therein, was sworn to and acknowledged before me on August 30, 2018 by Elisha Holcomb, for and on behalf of **IRA INNOVATIONS LLC FBO ACCT ###32RO12208, f/k/a ENTRUST TENNESSEE FBO ACCT. #32R012208, f/k/a ENTRUST TENNESSEE FBO #32RO12208.**

Stephanie Kelly
Notary Public
My Commission Expires: 06/27/22

STEPHANIE KELLY NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 27, 2022 ALABAMA STATE AT LARGE

Mail Tax Bills (Person or Agency Responsible for Payment of Taxes):
Richard W. Jernigan
1212 Idlewild Place
Madison, TN 37115

Property Owner and Address:
Richard W. Jernigan
1212 Idlewild Place
Madison, TN 37115

This instrument prepared without title examination by:
Bill W. Pemerton, Esq. (TN Bar ID: 024564)
735 Broad Street, Suite 306
Chattanooga, TN 3740

## EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 17, on the plan of Idlewild Court, as shown on plat of record in Plat Book 6250, Page 563, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same parcel conveyed to ENTRUST TENNESSEE FBO ACCT. #32R012208 from SHAUN DONOVAN, The Secretary of Housing and Urban Development, by virtue of a deed dated April 12, 2011, recorded April 14, 2011, as Instrument No. 20110414-0028769 County of Davidson, State of Tennessee.

Assessor's Parcel No: 052-05-0A-233.00

# True Copy Certification

I, Scott Aguiar, do hereby make oath that I am a licensed 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.

Signature

State of RI
County of Providence
Personally appeared before me, Kathleen Jefferson, a notary public for this county and state, Scott Aguiar who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6-5-21
Notary' Seal

KATHLEEN JEFFERSON
Notary Public, State of Rhode Island
My Commission Expires 06/05/2021