Karen Y Johnson Davidson County
Batch# 144406 DEEDWARR
09/24/2018 11:09:00 AM 2 pgs
Fees: $13.00 Taxes: $407.00
20180924-0094337

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 110
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Affiant

Subscribed and sworn to before me, this 10 day of Sept 2018.

Notary Public
My commission expires: 1-24-21

Address of New Owner:
IRA Innovations, LLC
1800 Sherwood Lane Unit B
Nashville, TN 37216

Send Tax Bills to:
Same

Tax Information
P/O 072-11-0-467.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ben A. Johnson, an unmarried man, and Rachel C. Mullins, an unmarried woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **IRA Innovations, LLC and FBO Account No 2103170 IRA,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows:

A certain tract located in Davidson County, Tennessee, being Unit No. B of 1800 Sherwood Lane Townhomes, a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101., et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1800 Sherwood Lane Townhomes, a Horizontal Property Regime of record in Instrument Number 20180907-0088904, in the Register's office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Maureen E. Murphy, unmarried, by Warranty Deed from Lester C. Herrmann, married, dated December 29, 2005 of record as Instrument No. 20060109-0002633, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Ben A. Johnson, an unmarried man, and Rachel C. Mullins, an unmarried woman, by Warranty Deed from Maureen E. Murphy, unmarried, dated May 25, 2018 of record as Instrument No. 20180530-0051449, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises Subject to Deed of Trust executed by Ben A. Johnson and unmarried man and Rachel C. Mullins an unmarried woman to Kathryn L. Harris as Trustee for the benefit of Community Motgageg Corporation dated May 25th, 2018 and recorded May 30th, 2018 and filed for record in Instrument No. 20180530-0051450 Register's Office of Davidson County, Tennessee.

This property is improved property known as 1800 Sherwood Lane Unit B, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 11th day of September, 2018.

Ben A. Johnson

Rachel C. Mullins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ben A. Johnson and Rachel C. Mullins,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 11th day of September, 2018.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2018095978