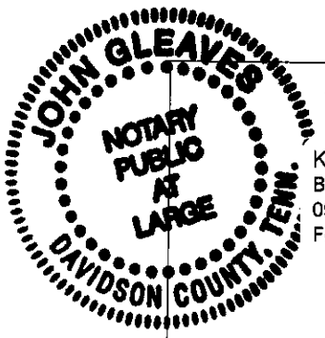


WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 145146 DEEDWARR
09/25/2018 03:26:56 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20180925-0095112

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$305,000.00.**

Affiant

Subscribed and sworn to before me this 21 day of September 2018

Notary Public
My Commission expires: 1-3-22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP & PARCEL NUMBER:
Jonathan Van Every	New Owner	09108027400
903 42nd Avenue North		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **IRA Innovations LLC FBO Floyd H. Flanigan Jr. IRA**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathan Van Every, an unmarried man, and Morgan Cook, an unmarried woman, as Tenants in Common with the Right of Survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the north 16 1/2 feet of Lot No. 2 and the South 17 feet of Lot No. 3 of Block O on the Map showing the Subdivision of Block O and P, Plan No. 3 of West Nashville, of record in Book 161, Page 9, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to IRA Innovations LLC FBO Floyd H. Flanigan Jr. IRA, from Brad Dodge, by deed on July 11, 2016, of record in Instrument Number 20160715-0073057, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 20188 and subsequent years, plus any penalties and interest which may accrue. for Map & Parcel 091-08-0-274.00, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 9, Register's Office for Davidson County, Tennessee.

This is improved property known as: **903 42nd Avenue North, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-VAES-18-903

WITNESS our hands this September 24, 2018.

IRA Innovations LLC FBO Floyd H. Flanigan Jr. IRA

BY: _____
William P. Gulas, Authorized Representative

STATE OF ~~TENNESSEE~~ Alabama

COUNTY OF Shelby

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **William P. Gulas,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **IRA Innovations LLC,** the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: July 7, 2020
NOTARY PUBLIC

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