WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 157633 DEEDWARR
11/08/2018 11:18:03 AM 2 pgs
Fees: $13.00 Taxes: $1,443.00

20181108-0110707

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Karen M. Cooley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2018

Christine L. Lind
Notary Public

MY COMMISSION EXPIRES: 11.22.21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
IRA Innovations LLC FBO James Matthew Hayes IRA	New Owner	70-7G-002
(NAME)	(NAME)	
P.O. Box 360750		
(ADDRESS)	(ADDRESS)	
Birmingham, AL 35236		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20183073

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Crown Industries, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **IRA Innovations LLC FBO James Matthew Hayes IRA**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being UNIT B of The Homes at 1008 Alice Street, a Horizontal Property Regime with Private Elements, established pursuant to the provisions of the Tennessee " Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to 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 covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions for The Homes at 1008 Alice Street, a Horizontal Property Regime and By Laws appended thereto, establishing a Horizontal Property Regime of The Homes at 1008 Alice Street, of record in Instrument 20170517-0048946, said Register's Office.

Being the same property conveyed to Crown Industries, LLC by Warranty Deed from Eleanor L. Fiedler, dated May 16, 2017, of record in Instrument 20170517-0048949, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) the right of way of Alice Avenue aka Alice Street; (b) Flowage Easement of record in Book 2153, page 587, Registers Office for said County; (c) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for The Homes at 1008 Alice Street, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170517-0048946, said Register's Office; and (d) Easement for the flow of the waters of the Cumberland River and the rights of the public therein; Rights of upper and lower riparian owners to the flow of the waters of Cumberland River, free from diminution or pollution; Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Cumberland River.

Unimproved ☒

This is improved ☐ property, known as 1008 B Alice Street, Nashville, TN 37218
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of November, 2018

Crown Industries, LLC,
a Tennessee limited liability company

By: _____
Jeremy R. Thompson, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Jeremy R. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Crown Industries, LLC, a Tennessee limited liability company, the within named bargainor, and executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Managing Member.

Witness my hand, at office, this 7th of November, 2018.

Notary Public

My Commission Expires: 11.22.21

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.