PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Y Johnson Davidson County
Batch# 169152 **DEEDWARR**
11/30/2018 02:25:00 PM 2 pgs
Fees: $13.00 Taxes: $753.69
20181130-0117098

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (RE) Title No.: 60219
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
IRA Innovations, LLC FBO Patricia W. Woolwine IRA #2102890 Undivided 13% Interest and IRA Innovations, LLC FBO Patricia W. Woolwine SEP #2302891 Undivided 74% Interest and IRA Innovations, LLC FBO Emmons H. Woolwine III IRA #2102892 Undivided 13% Interest 419 Summit Ridge Place Nashville, TN 37215	Emmons H. Woolwine, III & Patricia W. Woolwine 1027 Lynnwood Blvd. Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 131050B41900CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$203,700.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Meredith M. Puleo, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **IRA Innovations, LLC FBO Patricia W. Woolwine IRA #2102890 Undivided 13% Interest and IRA Innovations, LLC FBO Patricia W. Woolwine SEP #2302891 Undivided 74% Interest and IRA Innovations, LLC FBO Emmons H. Woolwine III IRA #2102892 Undivided 13% Interest** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 419 of Four Seasons Condominum, a Horizontal Property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5050, page 30 and shown as Exhibit "D" to the Master Deed of record in Book 6841, page 349, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Meredith M. Puelo, unmarried, by Warranty Deed from Elizabeth Adams Cox and husband Alan Cox, dated October 22, 2009 and recorded on October 23, 2009 of record in Instrument No. 20091023-0098309, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, page 30 and shown as Exhibit "D" to the Master Deed of record in Book 6841, page 349, said Register's Office, which Plan shows minimum setback lines and easements to which plan reference is hereby made for a more complete description.
Easement Agreement of record in Book 6869, page 157; Book 6869, page 162, recorded in Book 6870, page 966 and Book 7776, page 899, said Register's Office.
Easement Agreement of record in Instrument No. 20010912-0099679, said Register's Office.
Easement to Comcast of Nashville of record in Instrument No. 20120521-0043888, said Register's Office.

This is improved property, known as 419 Summit Ridge Place, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28 day of November, 2018.

Meredith M. Puleo

Meredith M. Puleo

State of IL

County of Cook

On this 28 day of November, 2018, before me the undersigned authority, personally appeared Meredith M. Puleo, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 12-8-19

OFFICIAL SEAL
CRISTIAN LOPEZ-TAPIA
NOTARY PUBLIC - STATE OF ILLINOIS
My Commission Expires Dec 8, 2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $203,700.00.

Affiant

Sworn and subscribed before me this 30th day of November, 2018.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019