Karen Y Johnson Davidson County
Batch# 169540 DEEDWARR
12/03/2018 11:44:19 AM 2 pgs
Fees: $13.00 Taxes: $2,921.15

20181203-0117591

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $789,500.00

Affiant

Subscribed and sworn to before me, this 28 day of Nov 2013.

Notary Public
My commission expires: 1-24-21

COUNTY OF RUTHERFORD JONATHON TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner:	Send Tax Bills to:	Tax Information
Bryan Castro	Plaza Home Mortgage, Inc.	
104-02-4E-002.00		
119 B 30th Ave South	PO Box 961292	
, Fort Worth, TX 76161-0292		

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, **IRA Innovations, LLC FBO Account No. 2101309 an undivided 60% Interest and IRA Innovations, LLC FBO Account No. 2201079 an undivided 40% interest,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Bryan Castro and Julee Castro,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain townhome located in Davidson County, Tennessee, being Unit No. B of Townhomes 119 30th Avenue South, 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 Townhomes 119 30th Avenue South, a Horizontal Property Regime of record in Instrument Number 20140620-0054037 and as amended in Instrument No. 20151230-0131007, 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 IRA Innovations, LLC FBO Account No. 2101309 an undivided 60% Interest and IRA Innovations, LLC FBO Account No. 2201079 an undivided 40% interest by Quitclaim Deed from Franklin Mercer, LLC, a Tennessee limited liability company, dated November 27th, 2018 of record as Instrument No. _____, 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.

This property is improved property known as 119 B 30th Ave South Nashville, TN 37212

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 27th day of November, 2018.

IRA Innovations, LLC FBO Account No. 2101309 an undivided 60% Interest and IRA Innovations, LLC FBO Account No. 2201079 an undivided 40% interest

William P Gulas
Its Authorized Representative

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 William P Gulas Authorized Representative of **IRA Innovations, LLC FBO Account No. 2101309 an undivided 60% Interest and IRA Innovations, LLC FBO Account No. 2201079 an undivided 40% interest,** 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 as Authorized Representative.

Witness my hand and official seal at Brentwood, Tennessee, this the 27th day of November, 2018.

Notary Public

My Commission expires: July 7, 2020

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

FILE NO: 2018095999