THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34644-01-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $509,000.00. Affiant Subscribed and sworn to before me this 20th day of February, 2019. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 199867 DEEDWARR
02/27/2019 10:26:42 AM 4 pgs
Fees: $23.00 Taxes: $1,883.30

20190227-0017738

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2023

WARRANTY DEED

Address New Owner: Gordan Din 68 Twin Street Nashville, TN 37209	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 091 13 0 537 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **IRA Innovations, LLC, an Alabama limited liability company FBO John Timothy Hoots IRA, and John Timothy Hoots**, as tenants in common ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Gordan Din,** a single person ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 68 Twin Street, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they aer lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 #: 6-04-1968

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of February, 2019.

IRA Innovations, LLC, a Tennessee limited liability company FBO John Timothy Hoots IRA

BY: William P. Gulas, Manager

John Timothy Hoots

STATE OF Alabama

COUNTY OF Shelby

BEFORE ME, the undersigned, a Notary Public of the State and County aforementioned, 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 the Manager of IRA Innovations, LLC, an Alabama limited liability company, FBO John Timothy Hoots, and as such Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 20th day of February, 2019.

Notary Public

My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Timothy Hoots, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2019.

Notary Public

My Commission Expires:

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of February, 2019.

IRA Innovations, LLC, a Tennessee limited liability company FBO John Timothy Hoots IRA

_____
BY: William P. Gulas, Manager

_____
John Timothy Hoots

STATE OF _____

COUNTY OF_____

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Witness my hand, at office, this 20th day of February, 2019.

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Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Witness my hand, at office, this 20th day of February, 2019.

_____
Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 134 on the Plan of West Nashville Heights, as of record in Plat Book 332, page 127, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to IRA Innovations, LLC FBO John Timothy Hoots IRA and John Timothy Hoots, as tenants in common, by deed dated November 30, 2017 from Car Investments, a Tennessee partnership, of record in Instrument No. 20171206-0124368, Register's Office for Davidson County, Tennessee. Corrected by Deed of Correction dated February 21, 2018 of record in Instrument No. 20180301-0019457, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 091 13 0 537 00.
2. Restrictive Covenants contained in an instrument of record in Book 1335, page 204, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 332, page 127, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20180529-0051188, Register's Office for Davidson County, Tennessee.