RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1911575

WARRANTY DEED

Karen Johnson Davidson County
Batch# 208557 DEEDWARR
03/22/2019 09:02:00 AM 2 pgs
Fees: $13.00 Taxes: $926.85



20190322-0026089

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2019.

NOTARY PUBLIC

My commission expires: 4-13-22

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael K. Overby and Stephen Louis Gill 1909 12th Avenue N Nashville, TN 37208	Same address as new owner	081 07 0 341.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Thousand Five Hundred and 00/100 Dollars ($250,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MILLIONAIRES INSTITUTION, LLC**, a Nevada limited liability company, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL OVERBY AND STEPHEN LOUIS GILL**, joint tenants, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 94, on the Plan of Cephas Woodard Subdivision of Lots 5 & 6, Woodard Plan of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Millionaires Institution, LLC, by Warranty Deed from Music City Holdings, LLC, dated April 26, 2018 and recorded in Instrument No. 20180430-0040495, Register's Office for Davidson County, Tennessee.

Previously being that same property conveyed to Music City Holdings, LLC, by Warranty Deed from IRA Innovations, LLC FBO IRA#2202533, a 25% undivided interest and IRA Innovations, LLC FBO IRS#2102534, a 75% undivided interest, dated 04/26/2018, of record in Instrument No. 20180430-0040494, said Register's Office. Previously being that same property conveyed to IRS Innovations LLC FBO IRA#2202533, a 25% undivided interest and IRA Innovations LLC FBO IRA#2102534, a 75% undivided interest by Warranty Deed dated 09/25/2015 and recorded in Instrument No. 20150928-0098455, said Register's Office.

The address of the herein described property is believed to be 1909 12th Avenue N, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of March, 2019.

PETER ZAREE

EBRAM NASHED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Peter Zaree and Ebram Nashed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are managers of Millionaires Institution, LLC, the within named bargainor, and that as such they executed the within instrument for the purposes therein contained by signing as managers of Millionaires Institution, LLC.

WITNESS my hand and seal, this the 15th day of March, 2019.

Notary Public

Jacqueline G Brown
Printed Notary Name

My commission expires: 3-8-22

