Karen Johnson Davidson County
Batch# 225266 DEEDWARR
05/02/2019 03:42:54 PM 2 pgs
Fees: $13.00 Taxes: $462.50
20190502-0041217

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $125,000.00. Affiant Subscribed and sworn to before me, this the 30th day of April, 2019. Notary Public My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Janus Investments, LLC	New Owner	
P.O. Box 120415		119-14-0A-143.00-CO
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **IRA INNOVATIONS LLC FBO BREEAN HEWITT IRA# 2102683, A 55% UNDIVIDED INTEREST AND IRA INNOVATIONS LLC FBO BREEAN HEWITT ROTH IRA# 2202682, A 45% UNDIVIDED INTEREST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANUS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 143, Building K on the Plan of Kingswood Condominiums, of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Kingswood, a horizontal property regime established by Master Deed of record in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to IRA Innovations LLC FBO Breean Hewitt IRA# 2102683 A 55% Undivided Interest and IRA Innovations LLC FBO Breean Hewitt ROTH IRA# 2202682 A 45% Undivided Interest by Warranty deed from James Rollins and Ying Rollins, husband and wife of record in Instrument No. 20161202-0126990 Register's Office for Davidson County, Tennessee, dated December 01, 2016 and recorded on December 02, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2929 Selena Drive, Unit 143, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of April, 2019.

IRA Innovations, LLC FBO Breean Hewitt IRA #2102683

By: _____
Name: William P. Gulas
Title: Authorized Representative

IRA Innovations, LLC FBO Breean Hewitt ROTH IRA #2202682

By: _____
Name: William P. Gulas
Title: Authorized Representative

STATE OF ALABAMA
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named 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/herself to be the Authorized Representative of IRA Innovations, LLC f/b/o Breean Hewitt IRA 2102521 and IRA Innovations f/b/o Breean Hewitt ROTH IRA #2202682, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 30 day of April, 2019.

_____
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