Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #19-1152

Karen Johnson Davidson County
Batch# 232309 DEEDWARR
05/20/2019 02:44:48 PM 2 pgs
Fees: $13.00 Taxes: $2,516.00

20190520-0047504

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned IRA Innovations, LLC FBO Eric L. Boozer, IRA 40% Undivided Interest, IRA Innovations, LLC FBO Mary Kocina, IRA 40% Undivided Interest and IRA Innovations, LLC FBO Ronald Kocina, IRA 20% Undivided Interest, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto West Grove Properties, LLC, a Tennessee limited liability company, 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:

Land in Davidson County, Tennessee, being Unit A of 1104 West Grove Avenue Homes, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 1104 West Grove Avenue Homes, a Horizontal Property Regime with private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument No. 20160620-0062437, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1104 West Grove Avenue Homes, a Horizontal Property Regime contained in said Declarations, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20160620-0062437 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to IRA Innovations, LLC FBO Eric L. Boozer, IRA 40% Undivided Interest, IRA Innovations, LLC FBO Mary Kocina, IRA 40% Undivided Interest and IRA Innovations, LLC FBO Ronald Kocina, IRA 20% Undivided Interest by deed from Aspen Construction Investments, LLC, a Tennessee limited liability company, dated April 28, 2017, of record in Inst. No. 20170503-0043782, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1104 A West Grove Avenue, Nashville, TN 37203.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this _____ day of May, 2019.

IRA Innovations, LLC FBO Eric L. Boozer, IRA 40% Undivided Interest, IRA Innovations, LLC FBO Mary Kocina, IRA 40% Undivided Interest and IRA Innovations, LLC FBO Ronald Kocina, IRA 20% Undivided Interest

By: Elisha Holcombe, authorized agent

State of Alabama)
County of Shelby)

On this 15th day of May, 2019, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Elisha Holcombe, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is Authorized Agents of the maker, IRA Innovations, LLC that he is authorized by the maker to execute this instrument, and that he has executed this instrument on behalf of IRA Innovations, LLC FBO Eric L. Boozer, IRA 40% Undivided Interest, IRA Innovations, LLC FBO Mary Kocina, IRA 40% Undivided Interest and IRA Innovations, LLC FBO Ronald Kocina, IRA 20% Undivided Interest as Authorized Agent.

Notary Public

My Commission Expires: 9.9.20

CYNTHIA R. MORGAN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
September 09, 2020

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 680,000.00.

Affiant

Sworn and subscribed before me on this the 15th day of May, 2019.

Notary Public

My Commission Expires: 11/3/20

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
West Grove Properties, LLC	West Grove Properties, LLC	105-09-1C-001.00
1104 A West Grove Avenue	2324 Pinnacle Creek Drive	
Nashville, TN 37203	Germantown, TN 38138	