Karen Johnson Davidson County
Batch# 271413 DEEDWARR
08/14/2019 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20190814-0081201

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $499,900.00

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2019.

Notary Public

My commission expires: 6/16/20

(AFFIX SEAL)

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY

THIS INSTRUMENT WAS PREPARED BY :
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lawrence Eddy	New Owner	**091-13-0-539.00**
72 Twin Street		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

IRA Innovations, LLC fbo Christopher Marchetti IRA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lawrence M. Eddy and Vilma B. Monteros-Eddy, Husband and wife

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 136, on the Plan of West Nashville Heights, of record in Plat Book 332, page 127, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to IRA Innovations, LLC fbo John Timothy Hoots IRA, by deed from CAR INVESTMENTS, A Tennessee partnership, of record in Instrument Number 20171206-0124366, dated November 30, 017, said Register's Office, as corrected in Instrument Number 20180301-0019459, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **72 Twin Street, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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/our hand(s) this 9 day of August, 2019.

IRA Innovations, LLC fbo Christopher Marchetti IRA

By: William P. Gulas
Its: Authorized Representative

STATE OF ALABAMA

COUNTY OF Shelby

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **William P. Gulas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Authorized Representative of **IRA Innovations, LLC fbo Christopher Marchetti IRA** the within named bargainor, a company, and that he as such Authorized Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said **William P. Gulas** as its Authorized Representative.

Witness my hand, at office, this 9 day of **August, 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

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

