WARRANTY DEED

Karen Johnson Davidson County
Batch# 293262 DEEDWARR
09/30/2019 03:08:47 PM 2 pgs
Fees: $13.00 Taxes: $518.00

20190930-0099511

O-RH-19-919

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
IRA Innovations LLC FBO 2102594 IRA	**NEW OWNER**	
(NAME)	(NAME)	
PO Box 23096		**070-07-0-194.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37202		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONNA SHOBE AND GWENDOLYN PORTER DILLARD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IRA INNOVATIONS LLC FBO 2102594 IRA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a parcel of land in the First Civil District of Davidson County, Tennessee, bounded on the south by the northerly margin of Day Street, lying generally east of Old Buena Vista Road, and being more particularly described as follows:

Beginning at a point in the northerly margin of Day Street, said point being located 490.2 feet from an existing iron pin at the intersection of the easterly margin of Old Buena Vista Road, and the northerly margin of Day Street; thence with a new line, North 15 degrees 46' 48" West, 128.24 feet; thence with a new line, North 74 degrees 14' 25" East, 76.11 feet; thence with a new line South 15 degrees 46' 48" East, 49.53 feet; thence with a new line, North 81 degrees 00' 27" East, 58.62 feet; thence South 9 degrees 30' 01" East, 90.41 feet to a point in the northerly margin of Day Street, said point being located South 82 degrees 30' 00" West, 54.62 feet of an existing pin at the southeast corner of the Allison & Betty Dawkins property, as of record in Instrument No. 20040311-0028065, Register's Office of Davidson County, Tennessee; thence with the northerly margin of Day Street, South 82 degrees 20' 00" West, 125.74 feet to the point of beginning, Containing 15,000 square feet or 0.344 acres more or less.

INCLUDED but EXCLUDED are those lands conveyed in Instrument NO. 20070308-0028613, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jo N. Laird, an unmarried woman by Warranty deed from Hearth and Home Crafters, LLC, a Tennessee limited liability company of record in Instrument No. 20150423-0036534 Register's Office for Davidson County, Tennessee, dated April 22, 2015 and recorded on April 23, 2015. Jo N. Laird died intestate on July 22, 2019 leaving Donna Shobe and Gwen Porter Dillard as her remaining children per Affidavit of Heirships recorded simultaneous herewith in Instrument Number(s) 20190930-0099509 and 20190930-0099510 Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **919 Day Street, Nashville, Tennessee 37218**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), 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 the 24 DAY OF SEPTEMBER, 2019.

Donna R Shobe

Donna Shobe

Gwendolyn Porter Dillard

Gwendolyn Porter Dillard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 24th of September, 2019.

Notary Public
My Commission Expires: 5/3/24
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GWENDOLYN PORTER DILLARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of September, 2019.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212