Karen Johnson Davidson County NTY-DEED
Batch# 300001 DEEDWARR
10/11/2019 03:01:31 PM 2 pgs
Fees: $13.00 Taxes: $536.50

20191011-0104611

O-BR-19-58

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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)
Barry Rigby	**New Owner**	
(NAME)	(NAME)	
1618 14th Avenue North		**09113053200**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, **IRA INNOVATIONS LLC FBO CHRISTOPHER MARCHETTI IRA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BARRY RIGBY,** 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:

Land in Davidson County, Tennessee, being Lot No. 129 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 of the property.

Being a portion of the same property conveyed to IRA Innovations LLC fbo Christopher Marchetti IRA by Warranty deed from Car Investments, a Tennessee Partnership of record in Instrument No. 20171206-0124372 Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 06, 2017, and corrected by deed recorded March 1, 2018, in Instrument Number 20180301-0019459 of the same Office.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 127, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1312, Page 279, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to the ROW of Twin Street and an alley.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **58 Twin Street (Lot 129), Nashville, Tennessee 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 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 7 DAY OF OCTOBER, 2019.

IRA Innovations LLC fbo Christopher Marchetti IRA

BY: Elvira Holcomb

STATE OF Alabama
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elvira Holcombe, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Signer of IRA Innovations LLC fbo Christopher Marchetti IRA, the within named bargainor, a limited liability company, and that he/she as such Elvira Holcomb executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of October, 2019.

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

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