Karen Johnson Davidson County
Batch# 304756 DEEDWARR
10/23/2019 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $836.20
20191023-0108587

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $226,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE .

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin McComb	New Owner	09606006100
(NAME)	(NAME)	
2732 McCampbell Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, "IRA Innovations LLC FBO Daniel R. Newell IRA", hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Benjamin McComb, a single man, hereinafter called the GRANTEE(S), his 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. 76 on the unrecorded plan of a re-subdivision of part of a strip marked "Reserved" shown on the Plat of Donelson Heights as of record in Plat Book 1424, Page 35, Register's Office for Davidson County, Tennessee, and described more particularly according to a survey by George w. Watkins, surveyor, dated September 6, 1951, as follows:

Beginning at a point on the southeasterly margin of McCampbell Avenue, said point being the common northerly corner between Lots Nos. 75 and 76 on said unrecorded plan and being 119.9 feet southwestwardly from a monument at the intersection of the southerly margin of McCampbell Avenue and the westerly return of Surrey road; thence leaving the said southeasterly margin of McCampbell Avenue and with the common line between Lots Nos. 75 and 76 of said unrecorded plan, southeastwardly a distance of 160.2 feet to a point; said point being the common Northerly corner of Lots Nos. 73 and 74 on the recorded plan of Donelson Heights, of record in Plat Book 1424, Page 35, Register's Office for said county; thence with the northerly line of said Lot No. 73 of said record Plan southwesterly a distance of 85 feet to a point, said point being the common northerly corner of Lots Nos. 72 and 73 of said recorded plan of Donelson Heights; thence with the common line between Lots Nos. 76 and 77 on the said unrecorded plan northwestwardly 160.1 feet to a point on the southeasterly margin of McCampbell Avenue; thence continuing with the said margin of McCampbell Avenue, northeastwardly 85 feet to the point of beginning.

Being the same property conveyed to Entrust Tennessee, Inc. FBO Daniel Newell IRA by Quitclaim Deed from Entrust Tennessee, Inc. FBO IRA Account #32TR24109, dated 08/26/2011 and recorded 09/23/2011 of record in Instrument No. 20110923-0073618, Register's Office for Davidson County, Tennessee. Entrust administration of the Southeast, Inc. changed to IRA Innovations, Inc. which was incorporated in Shelby County, Alabama on April 10, 2003. Articles of Amendment changing the name was filed of record in the Shelby County Judge of Probate, Alabama in instrument number 20111212000374350 on December 12, 2011.

Subject to all matters shown on the plat of record in Book 1424, Page 35, and Instrument to Amend Reserve Parcel Status of record in Instrument No. 20091008-0093866, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2732 McCampbell Avenue, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 9 day of October, 2019.

"IRA Innovations LLC FBO Daniel R. Newell IRA"

BY: _____

Ingrid Elisha Holcombe, Authorized Representative

State of Alabama
County of Shelby

Before me, the undersigned, 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 herself to be the Authorized Representative Signor, the within named bargainor, a Alabama Limited Liability Company, and that she as such Authorized Representative Signor, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Elisha Holcombe, as such Authorized Representative Signor.

Witness my hand and Official seal this 9 day of October, 2019.

_____

Notary Public: Stephanie Kelly

My Commission Expires: 6/27/22



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201910230108587

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)