Karen Johnson Davidson County
Batch# 313358 DEEDWARR
11/08/2019 09:23:05 AM 2 pgs
Fees: $13.00 Taxes: $573.50
20191108-0115562

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Zack Benner
919 Day Street
Nashville, Tennessee 37218

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
iServe Residential Lending, LLC, ISAOA
16745 West Bernardo Drive
San Diego, California 92127-1908

MAP 070
GROUP 07 0
PARCEL 194.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **IRA Innovations LLC FBO 2102594 IRA** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Zack Benner**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being a parcel of land in the First Civil District of Nashville, 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 with a new line, 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 iron pin at the Southeast comer of the Allison & Betty Dawkins Property, as of record in Instrument Number 20040311-0028065, Register's Office for 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 in the above description but expressly excluded are those certain lands conveyed to Jeremy G. Hardy, unmarried by instrument filed of record as Instrument Number 20070308-0028613, in the Register's Office for Davidson County, Tennessee, dated February 27, 2007.

Being the same property conveyed to IRA Innovations, LLC FBO 2102594 IRA, by Warranty Deed from Donna Shobe and Gwendolyn Porter Dillard, dated September 24, 2019 and filed of record in Instrument No. 20190930-0099511, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

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

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Zack Benner, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands this the 5th day of November, 2019.

IRA Innovations LLC FBO 2102594 IRA

By: Elisha Holcombe, Authorized Representative

STATE OF Alabama)
COUNTY OF Shelby)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Elisha Holcombe,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Authorized Representative** of **IRA Innovations LLC FBO 2102594 IRA,** the within named bargainor, and that she as such , with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the as such .

WITNESS my hand and official seal at office this 5th day of November, 2019.

NOTARY PUBLIC
My Commission Expires: 6/27/22

STEPHANIE KELLY NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 27 2022 ALABAMA STATE AT LARGE

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $155,000.00.

AFFIANT

Subscribed and sworn to before me on this 5th day of November, 2019.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY