WARRANTY DEED

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 2.8.21

THIS INSTRUMENT WAS PREPARED BY
Keynote Title LLC
212 Oceola Ave
Nashville, TN 37209

File No.: 19KT00008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Green Pine Properties, LLC	Green Pine Properties, LLC	081-03-0-143.00
(NAME) 2404 Middle Street	(NAME) 432 Whitney DR.	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Mt Juliet TN	37122
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Sixty-Seven Thousand Five Hundred And No/100 Dollars ($167,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **IRA INNOVATIONS, LLC FBO ROTH #2202221, IRA** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREEN PINE PROPERTIES, LLC, a TENNESSEE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEE, 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. 28 on the Plan of the Subdivision of Lot No. 37 in the Plan of Owen's Buena Vista Lost, as of record in Plan Book 1, Page 84, Chancery Court at Nashville and Book 57, Page 26, 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 the same property conveyed to IRA Innovations, LLC fbo Roth #220221, IRA by Warranty deed from Leland D. Watts, married of record in Instrument No. 20140404-0028088 Register's Office for Davidson County, Tennessee, dated April 02, 2014 and recorded on April 04, 2014, Scrivener's Affidavit recorded on August 15, 2014, Instrument No. 20140815-0073873, to correct the Grantee's name.

Karen Johnson Davidson County
Batch# 327985 **DEEDWARR**
12/11/2019 08:32:01 AM 3 pgs
Fees: $18.00 Taxes: $619.75

20191211-0127573

This is improved property known as: 2404 Middle Street, Nashville, TN 37208

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 we do covenant with the said GRANTEES 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 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 our hands this 2 day of December, 2019.

IRA Innovations, LLC fbo Roth #2202221, IRA

BY: _____
Elisha Holcombe, Authorized Representative

STATE OF ALABAMA
COUNTY OF Shelby

Before me, the undersigned notary public of the state and county aforementioned, 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 the **Authorized Representative of IRA Innovations, LLC fbo Roth #2202221, IRA**, and that she as such **Authorized Representative of IRA Innovations, LLC fbo Roth #2202221, IRA**, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by herself as **Authorized Representative of IRA Innovations, LLC fbo Roth #2202221, IRA.**

Witness my hand and official seal at office, this 2 day of December, 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

10. That the undersigned makes this statement for the express purposes of inducing the Company to insure title to said property to be free from adverse claims or liens not herein stated, and of enabling the Owner to receive the consideration for sale, lease or mortgage of said property. Affiants guarantee and warrant the statements of fact herein, which shall be construed as a continual contractual obligation in favor of the Company.

11. That in consideration of the issuance of title insurance by the Company as aforesaid, the undersigned agrees to indemnify and hold harmless the Company against all loss or expense on account of any matter or thing omitted from the foregoing factual statement, including attorney's fees incurred in enforcing this agreement.

IRA Innovations, LLC fbo Roth #2202221, IRA

BY: _____

Elisha Holcombe, Authorized Representative

STATE OF ALABAMA
COUNTY OF Shelby

Subscribed and sworn to before me this the 2 day of December, 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