THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123554**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me, this 16 day of December, 2019. Notary Public My Commission Expires: 6/29/21

Karen Johnson Davidson County
Batch# 331969 DEEDWARR
12/19/2019 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $999.00
20191219-0130829

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

WARRANTY DEED

Address New Owner: Jose Heriberto Hernandez Hernandez and Ma Guadalupe Andrade Davila 1524 Bridgecrest Drive Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 149 15 0A 289.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **IRA Innovations LLC, an Alabama Limited Liability Company, FBO Scott Stedeford IRA F/K/A Entrust Tennessee Inc Scott Stedeford IRA** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jose Heriberto Hernandez Hernandez and Ma Guadalupe Andrade Davila,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: *Husband And Wife

Lot 147, CAMBRIDGE FOREST, PHASE 3, as shown on plat of record in Instrument No. 20010628-0068483, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Entrust Tennessee, Inc. FBO Scott Stedeford IRA, by Warranty Deed from Greenvale Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20081006-0101269, in the Register's Office of Davidson County, Tennessee, dated September 15, 2008 and recorded on October 06, 2008.

Entrust Tennessee, Inc. and Entrust Administration of the Southeast, Inc. having merged, see Agreement of Merger dated December 1st, 2011 and filed in the Probate Court of Shelby County, Alabama and with the Alabama Secretary of State. Name of corporation having been changed to IRA Innovations, Inc., see Articles of Amendment of Entrust Administration dated December 1st, 2011 and filed in the Probate Court of Shelby County, Alabama and with the Alabama Secretary of State. IRA Innovations, Inc. having been converted to IRA Innovations, LLC, see Conversion of a Domestic Entity dated December 20th, 2012 and filed in the Probate Court of Shelby County, Alabama and with the Alabama Secretary of State

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CAMBRIDGE FOREST, PHASE 3, as recorded in Plat Instrument No. 20010628-0068483 and amended in Instrument No. 20020503-0054630.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HICKORY HIGHLANDS, as recorded in Plat Book 6900, Page(s) 561 and 562. Declaration of Covenants, Conditions and Restrictions recorded in Book 10332, Page 1, as amended by Book 10774, Page 723 and Instrument No. 20190314-0023576.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020221-0022797, as amended by Instrument No(s). 20061025-0132073, 20061208-0152145, 20070409-0041417, 20100224-0014180, 20110919-0072463 and 20130225-0018348.

Easement for Right of Way, recorded in Book 1147, Page 148.

Easement for Telephone Line, recorded in Book 1207, Page 529.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6881, Page 320 and Book 7453, Page 445.

Stormwater Detention Agreement as set forth in instrument recorded in Book 7632, Page 962; Book 10805, Page 497 and Instrument No. 20010202-0010454.

Easement for Sewer Line, recorded in Book 8795, Page 158.

Easement recorded in Book 11628, Page 204.

This is improved property located at 1524 Bridgecrest Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13 day of December, 2019.

IRA Innovations LLC fbo Scott Stedeford IRA F/K/A Entrust Tennessee Inc Scott Stedeford IRA

BY: _____
William P. Gulas, Authorized Representative

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Shelby

Before me, the undersigned, of 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 oath, acknowledged himself/herself/themselves to be a member(s) (or other officer authorized to execute the instrument) of IRA Innovations, LLC, a Alabama Limited Liability Company fbo Scott Stedeford IRA F/K/A Entrust Tennessee Inc Scott Stedeford IRA, the within named bargainor(s), and that he/she/they as such authorized member(s) has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself/herself/themselves as such aforesaid authorized member(s).

Witness my hand, at office, this 13 day of December, 2019.

_____
Notary Public
My Commission Expires: July 7, 2020

INGRID ELISHA HOLCOMBE
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 07, 2020

True Copy Certification

I, Penny A. May, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny A May

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Penny May, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY