Karen Johnson Davidson County
Batch# 357585 DEEDWARR
02/13/2020 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $462.50
20200213-0016355

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

Record & Return To:
First Title & Escrow Co., Inc.
FTEC File No. 35287-01-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $125,000.00.

Affiant

Subscribed and sworn to before me this 14th day of February, 2020.

Notary Public
My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steve Reigle 119 Cumberland Street Ashland City, TN 37015	Same as NEW OWNER	Map and Parcel No.: 091 14 0 271 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 John Timothy Hoots IRA ("Grantor") has this day bargained and sold, and does hereby transfer and convey to Steven D. Reigle, a married man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:
Lot 128, WEST NASHVILLE HEIGHTS, as shown on plat of record in Plat Book 332, Page 127, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
Less and Except that part sold to The State of Tennessee, by Warranty Deed from Eugene Pentecost and wife, Katherine Pentecost, of record in Book 3404, Page 237, in the Register's Office of Davidson County, Tennessee.
Being part of the same property conveyed to IRA Innovations LLC FBO John Timothy Hoots IRA, by Warranty Deed from Car Investments, A Tennessee Partnership, of record at Instrument No. 20171206-0124366, in the Register's Office of Davidson County, Tennessee, dated November 30, 2017 and recorded on December 06, 2017. Also see Deed of Correction of record at Instrument No. 20180301-0019460, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020 and subsequent years, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 091 14 0 271 00.
2. All matters appearing on the Plan of record as Book 332, page 127, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in an instrument of record in Book 1312, page 279, and Book 1324, page 140, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 56 Twin Street, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 12th day of February, 2020.

GRANTOR:

IRA Innovations, LLC
an Alabama limited liability company
FBO John Timothy Hoots IRA

By: _____
William P. Gulas
Authorized Representative

STATE OF Alabama

COUNTY OF Shelby

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named William P. Gulas, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Representative of IRA Innovations, LLC, an Alabama limited liability company FBO John Timothy Hoots IRA, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office, this 12 day of February, 2020.

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

_____
Notary Public
My Commission Expires:
July 7, 2020

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)