THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930554**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $153,000.00. Affiant Subscribed and sworn to before me, this 2nd day of October, 2020. Notary Public My Commission Expires:

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MARCH 7, 2023

Karen Johnson Davidson County
Batch# 489438 DEEDWARR
10/05/2020 12:13:29 PM 2 pgs
Fees: $13.00 Taxes: $566.10

20201005-0114925

WARRANTY DEED

Address New Owner: IRA Innovations LLC FBO Shannon Ryan IRA PO Box 360750 Birmingham, AL 35244	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105 16 0B 217.00

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, **Vincent Babcock, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **IRA Innovations, LLC FBO Shannon Ryan IRA**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 217, Building No. B1, as specified on the Plat shown in the Declaration of Covenants, Conditions and Restrictions, on the Plan of Park at Melrose Heights, a Condominium Development, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Park at Melrose Heights, a Condominium Development, of record under Instrument No. 20140903-0080570, as Amended in Instrument No. 20150211-0012545, Instrument No. 20150223-0015231 and Instrument No. 20160524-0051837, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants, Conditions and Restrictions. Reference is hereby made to the Plan of Park at Melrose Heights, a Condominium Development, for placement of Units, as shown on Exhibit "D" to the Declarations of record under Instrument No. 20140903-0080570, said Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Vincent Babcock, by Warranty Deed from Kacey Ivey, a single woman, of record in Instrument No. 20190514-0045037, in the Register's Office of Davidson County, Tennessee, dated April 30, 2019 and recorded on May 14, 2019.

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.

Taxes for the year 2021 and thereafter, not yet due and payable.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of John H. Canaday's Subdivision of West Lawn, as recorded in Plat Book 332, Page(s) 90.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140903- 0080570, as Amended in Instrument No. 20150211-0012545; Instrument No. 20150223-0015231; Instrument No. 20160524-0051837 and Assignment of Declarant's Rights recorded in Instrument No. 20151019-0106253.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20111209- 0096389, as supplemented in Instrument No. 20130904-0093227.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4251, Page 953.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20081103-0108990.

Easement for Utility Line, recorded in Instrument No. 20131219-0128193.

Easement for Broadband Communications Services, recorded in Instrument No. 20150126-0007090 and Instrument No. 20180309-0022562.

Easement for Stormwater Facilities and Systems, recorded in Instrument No. 20151120-0117818.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20081103-0108951.

Application to Combine Parcels, of record in Instrument No. 20080508-0047907, Register's Office for Davidson County, Tennessee.

Easements retained by Metro Government pursuant to an alley closure, of record as Bill No. 087-22 in the Metro Clerk's Office, closing Alley No. 1833 East of Canady Avenue.

This is improved property located at 2197 Nolensville Pk #217 Nashville TN 37211

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 2nd day of October, 2020.

Vincent Babcock

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vincent Babcock, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 2020.

Notary Public
My Commission Expires: _____

