GENERAL WARRANTY DEED

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
Alexander Akbari **70 Twin Street** **Nashville, TN 37205**	Cadence Bank ~~New Owner~~ 3500 Colonnade PKWY Ste 600 Birmingham AL 35243	**091-13-0-538.00**

State of Tennessee
County of Williamson

The actual consideration or value for this transfer, whichever is greater, is **$554,000.00**

Affiant

Sworn to and subscribed before me this 9th day of October, 2020.

Stacey Denson Palmer
Notary Public

My commission expires: 1/3/23

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **IRA Innovations, LLC, FBO Christopher Marchetti IRA** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **Alexander Akbari, an unmarried man** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **70 Twin Street, Nashville, TN 37209, Davidson County, Tennessee**.

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

[Signatures Commence on Following Page]

Karen Johnson Davidson County
Batch# 496667 DEEDWARR
10/15/2020 03:11:56 PM 3 pgs
Fees: $18.00 Taxes: $2,049.80
20201015-0120265

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-VRES-20-70

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 9th day of October, 2020.

GRANTOR:

IRA Innovations, LLC, FBO Christopher Marchetti IRA

By: _____
Name: William P. Gulas
Its: Manager

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William P. Gulas, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Manager of IRA Innovations, LLC, FBO Christopher Marchetti IRA, the within named bargainor, and that he as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of IRA Innovations, LLC, FBO Christopher Marchetti IRA, the within named bargainor by the said William P. Gulas, as such Manager.

Ingrid Elisha Holcombe
Notary Public

My Commission Expires: Sept 20, 2024

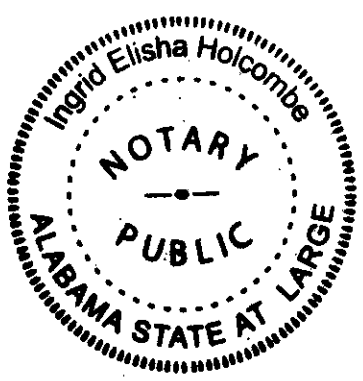


Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 135, on the Plan of West Nashville Heights, of record in Plat Book 332, page 127, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to IRA INNOVATIONS, LLC, FBO JOHN TIMOTHY HOOTS IRA, by deed from CAR INVESTMENTS, A TENNESSEE PARTNERSHIP, of record in Instrument No. 20171206-0124366, dated November 30, 2017, said Register's Office. Also being the same property, which was erroneously conveyed in Instrument No. 20171206-0124372, as corrected in Instrument No. 20180301-0019459, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years.
2. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.
3. Right-of-Way Easement of record in Instrument No. 20200129-0010701, said Register's Office.
4. Matters shown on the Plan of record in Book 332, Page 127, said Register's Office.