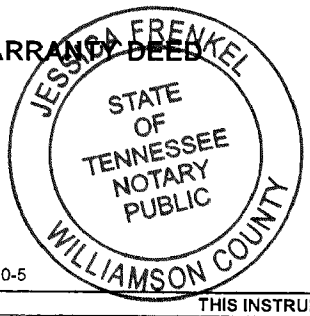
WARRANTY DEED



W-SB-MB-21-1050-5

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/5/24 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Micaela Fox	New Owner	
(NAME)	(NAME)	**072-06-3H-013.00-CO**
1050 E Trinity Ln. Apt 5		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **IRA INNOVATIONS, LLC FBO DIANNE M. STINE IRA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICAELA FOX, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Unit No.13 of Vibe, a planned unit development, a shown on exhibit "B" of Declarations of Covenants, Conditions and Restrictions for Vibe Homeowners Association of record in Instrument No. 20170703-0066733, Register's Office for Davidson County, Tennessee, reference is hereby made for a more specific description of the property.

Being the same property conveyed to IRA Innovations, LLC fbo Dianne M. Stine IRA by Warranty Deed from HV Urban, a Tennessee Partnership of record in Instrument No. 20181203-0117503 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and recorded on December 03, 2018.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20170703-0066733, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 332, Page 69, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20170703-0066733, as amended in Instrument No. 20170803-0079133, Instrument No. 20180329-0029496 and Instrument No. 20181024-0105454, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20161031-0114828, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and of record in Instrument Number 20170126-0008648, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument Number 20170519-0050068, in the Register's Office for Davidson County, Tennessee.
- Grant of Utility Line Easement in favor of Metro of record in Instrument Number 20170802-0078517, in the Register's Office for Davidson County, Tennessee.
- Right of Way Agreement for Public Roads of record in Book 1681, Page 77, in the Register's Office for Davidson County, Tennessee.
- Right of Way Deeds of record in Book 1727, Page 571 and Book 1727, page 594, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4236, Page 196 and Book 4236, page 669, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument Number 20160714-0072084, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

Karen Johnson Davidson County
Batch# 589249 DEEDWARR
03/11/2021 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,509.60
20210311-0032195
202103110032195

This is **improved** property known as: **1050 E Trinity Ln. Apt 5, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 5th DAY OF MARCH, 2021.

IRA Innovations, LLC fbo Dianne M. Stine IRA

BY: _____
Elisha Holcombe
Authorized Representative

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

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELISHA HOLCOMBE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED REPRESENTATIVE of IRA INNOVATIONS, LLC FBO DIANNE M. STINE IRA the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED REPRESENTATIVE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th of March, 2021.

_____
Notary Public
My Commission Expires: 8/15/2021
(SEAL)

MEAGAN SUZETTE GLASS NOTARY PUBLIC ALABAMA STATE AT LARGE

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Lori Patterson, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON