BILL GARRETT, Davidson County
Trans:T20120012962 DEEDWARR
Recvd: 02/22/12 12:33 2 pgs
Fees:13.00 Taxes:244.20
20120222-0015315

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF February, 2012

NOTARY PUBLIC

My Commission Expires:

BRANDY K. GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Nashville, TN 37219

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| IRA Innovations, Inc., custodian<br>fbo Dawn Ruff beneficiary<br>Carl Harris IRA #32-1163<br>750 Old Hickory Blvd.<br>Building Two, Suite 150<br>Brentwood, TN 37027 | IRA Innovations, Inc., custodian<br>fbo Dawn Ruff beneficiary<br>Carl Harris IRA #32-1163<br>750 Old Hickory Blvd.<br>Building Two, Suite 150<br>Brentwood, TN 37027 | 105-02-0-504 |

## Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**JOE R. LEWIS**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**IRA INNOVATIONS, INC. CUSTODIAN FBO DAWN RUFF BENEFICIARY CARL HARRIS IRA #32-1163**

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 56, as shown on the map entitled Section One Hundred, Edgehill Estates, of record as Book 4860, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOSEPHINE S. LEWIS and JOE R. LEWIS, by deed from METROPOLITAN DEVELOPMENT AND HOUSING AGENCY (FORMERLY THE NASHVILLE HOUSING AUTHORITY), of record as Book 7585, page 927, dated June 21, 1988, said Register's Office. The said Josephine S. Lewis having since died on or about January 19, 1999 leaving Joe R. Lewis as surviving tenant by the entireties. Greater

Nashville Regional Counsel, Public Guardianship Program for the Elderly was granted power to convey by order in Case No. 11P-1506, Probate Clerk's Office for Davidson County, Tennessee.

This improved property is known as 921 Southside Place, Nashville, TN 37203.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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 our hands this 21st day of February, 2012.

Greater Nashville Regional Council, Public Guardianship Program for the Elderly, Conservator of Joe R. Lewis

Kim Hale

By: Kim Hale
Its: District Public Conservator

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kim Hale, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is District Public Conservator of 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 21st day of February, 2012.

Brandy K. Gomaz
Notary Public

My commission expires:

BRANDY K. GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 4, 2013