WARRANTY DEED

For Register's Use Only

BILL GARRETT, Davidson County
Trans:T20130076449 DEEDWARR
Recvd: 09/04/13 13:07 4 pgs
Fees:23.00 Taxes:155.40

20130904-0093177

STATE OF TN
COUNTY OF Macon

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF ~~MARCH~~ September 2013.

Notary Public

MY COMMISSION EXPIRES: 11-29-15
(AFFIX SEAL)

ALEXIS BOXOLD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

THIS INSTRUMENT WAS PREPARED BY
Andrew A. Stanford, Atty At Law & Real Estate Title Company, 116 Public Square, Lafayette, TN 37083

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	Tax Parcel No.:
IRA Innovations LLC, f/b/o James Cary IRA	SAME	06016011100
(NAME) 100 Concourse Pkwy, Ste 275	(NAME)	
(ADDRESS) Hoover, AL 35244-2855	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Vernon Biggs and Joy Davis and Clifford Biggs and Zelma A. Biggs and Joseph C. Biggs and Sandra G. Biggs and Karen Biggs Frazier and Sherry Biggs Dillehay and Jeffery Biggs,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRA Innovations LLC, f/b/o James Cary IRA,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the north 61 1/2 feet of Lot No. 27 on the plan of Joywood Heights, Section III, not of record, and described according to a copy of a plan made by W.W. Turner Company, Engineers, March 14, 1947 as follows: Beginning at a point on the westerly margin of Jones Avenue, at the northwest corner of the property conveyed to T.W. Street and wife, Beulah Mai Street, by deed from Mark Buford, as of record in Book 1540, Page 609, Register's Office for said County, said beginning point being the common corner of lots Nos. 26 and 27; thence with the line between said lots, westwardly 712 feet to the easterly line of H.W. Kepple property; thence with Kepple's east line, southwardly 61 1/2 feet; thence eastwardly 700 feet more or less; to the westerly margin of Jones Avenue; thence with the westerly margin of said Avenue, northwardly 61.5 feet to the beginning.

Being that property conveyed to Frank J. Biggs and wife, Myrtle M. Biggs by deed from R.E. Payne and wife, Mary Elizabeth Payne, dated June 6, 1950, Register's Office for Davidson County, Tennessee. Frank J. Biggs passed away October 17, 1988, leaving Myrtle M. Biggs as sole owner of said property. Myrtle M. Biggs passed away April 16, 2009 leaving said property by Will to her children, Vernon Biggs, Joseph Biggs, James Biggs, Joy Davis and Clifford Biggs, as shown of record as Docket Number 09P857, Clerk and Master's Office, Davidson County, Tennessee. Joseph Frank Biggs passed away October 17, 1988, leaving his interest in said property to his heirs as follows: wife, Zelma A. Davenport Biggs, and children, Joseph C. Biggs, Sandra G. Biggs and Linda Joy Biggs. See affidavit of heirship of record as Instrument Number 20130904-0093174, RODC, TN. Linda Joy Biggs passed away unmarried and without any children. See affidavit of heirship of record as Instrument Number 20130904-0093175 RODC, TN. James Biggs passed away March 14, 2010, leaving as his heirs his children, Karen Biggs Frazier, Sherry Biggs Dillehay and Jeffery Biggs. See affidavit of heirship as shown of record as Instrument Number 20130904-0093176 RODC, TN.

Subject to a utility easements as shown of record in Book 4157, Page 981, and Book 6807, Page 845, Register's Office for Davidson County, Tennessee.

2013 taxes have been prorated.

Possession with deed.

unimproved ☐

This is improved ☒ property, known as 2716 Jones Avenue, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 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 11th day of March, 2013.

Vernon Biggs

Joy Davis

Clifford Biggs

Zelma A. Biggs

Joseph C. Biggs

Sandra G. Biggs

Karen Biggs Frazier

Sherry Biggs Dillehay

Jeffery Biggs

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, **Vernon Biggs**, the within named bargainor(s), 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.

Witness my hand and official seal at Smyrna, Tennessee this 11th day of March, 2013.

My Commission Expires: 9/20/2015

Notary Public

JOANNE MCNEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 09/20/2015

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, **Joy Davis**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 11th day of March, 2013.

My Commission Expires: 9/20/2015

Notary Public

JOANNE MCNEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 09/20/2015

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, **Clifford Biggs**, the within named bargainor(s), 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.

Witness my hand and official seal at Smyrna, Tennessee this 11th day of March, 2013.

Commission expires: 9/20/2015

Notary Public

MY COMMISSION EXPIRES:
09/20/2015

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public, **Zelma A. Biggs**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 11th day of March, 2013.

Commission expires: 9/20/2015

Notary Public

MY COMMISSION EXPIRES:
09/20/2015

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, **Joseph C. Biggs**, the within named bargainor(s), 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.

Witness my hand and official seal at Nashville, Tennessee this 8th day of March, 2013.

Commission expires: 01/08/2017

Notary Public

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, **Sandra G. Biggs**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 11 day of March, 2013.

Commission expires: 12-5-15

Notary Public

STATE OF TN

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public, **Karen Biggs Frazier**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee this 16th day of March, 2013.

Commission expires: 1/7/2014

Notary Public

STATE OF TN

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public, **Sherry Biggs Dillehay**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Clarksville, Tennessee this 16th day of March, 2013.

Commission expires: 18, 2014

JOEY MYERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

STATE OF TN

COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public, **Jeffery Biggs**, the within named bargainor(s), 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.

Witness my hand and official seal at Clarksville, Tennessee this 16th day of March, 2013.

Commission expires: 2014

JOEY MYERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public