WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140033046 DEEDWARR
Recvd: 05/13/14 10:43 2 pgs
Fees:13.00 Taxes:204.82
20140513-0040823

L-FSBO-14-2324

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,357.50.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
IRA Innovations, LLC FBO IRA Account No. 2202232, IRA	**IRA Innovations, LLC FBO IRA Account No. 2202232, IRA**	
(NAME)	(NAME)	
P. O. Box 360750	**P. O. Box 360750**	**02300020000 & 02300019700**
(ADDRESS)	(ADDRESS)	
Birmingham, AL 35236	**Birmingham, AL 35236**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CLAUDE JOHNSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **IRA INNOVATIONS, LLC FBO IRA ACCOUNT NO. 2202232, IRA** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract I

Beginning at an iron rod in the Northerly right of way of Claylick Road, said point being 2,550 feet Northwest of Lickton Pike and being the Southwest corner of the Charles Knight property as described in Deed Book 8027 Page 829 RODC; Thence with said right of way North 78 degrees 15 minutes 51 seconds West, 14.02 feet to an iron rod, Thence with a curve to the right, having a delta angle of 17 degrees 39 minutes 47 seconds, a radius of 716.20 feet, an arc length of 220.79 feet, a chord bearing of North 69 degrees 25 minutes 57 seconds West and a chord length of 219.92 feet to an iron rod, Thence, North 61 degrees 27 minutes 31 seconds West, 352.53 feet to an iron rod, the Southwest corner of Tract #4 and the Southeast corner of Tract # 5, the true Point Of Beginning, Thence, with said right of way, North 61 degrees 27 minutes 31 seconds West, 50.20 feet to an iron rod, the Southeast corner of Tract # 6, Thence, leaving said right of way, with the East line of Tract #6, North 33 degrees 37 minutes 18 seconds East, 141.06 feet to an iron rod, Thence, North 51 degrees 57 minutes 39 seconds East, 66.68 feet to an iron rod, Thence, North 21 degrees 02 minutes 40 seconds East, 466.55 feet to an iron rod, Thence, North 38 degrees 26 minutes 05 seconds East, 495.22 feet to an iron rod, Thence, North 18 degrees 35 minutes 49 seconds West, 637.08 feet to an iron rod, Thence, South 64 degrees 41 minutes 35 seconds East, 508.50 feet to an iron rod, the Northwest corner of Tract # 4, Thence, with the West line of Tract #4, South 28 degrees 43 minutes 59 seconds West, 1399.17 feet to an iron rod, Thence, South 51 degrees 57 minutes 39 seconds West, 94.77 feet to an iron rod, Thence, South 33 degrees 37 minutes 18 seconds West, 128.54 feet to an iron rod, the point of beginning and containing 5.002 acres more or less.

Tract II

Land in Davidson County, Tennessee, being a portion of a parcel of land as described in Instrument #20060106-0002060 in Register's Officefor Davidson County, Tennessee, and being described as follows: Commencing on the Northern right-of-way line of Claylick Road, said point being on the Western line of a tract of land conveyed to William J. Jacob as described in Deed Book 8368, Page 985 in said Register's Office; thence North 48 degrees 37 minutes 25 seconds West along said Northern right-of-way line a distance of 50.00 feet to the Point of Beginning, thence continuing North 48 degrees 37 minutes 25 seconds West along said right-of-way line a distance of 100.00 feet; thence leaving said right-of-way line and severing the land as described in said Instrument #20060106-0002060 with a new line, North 25 degrees 47 minutes 15 seconds East a distance of 1042.70 feet to the Western most corner of a tract of land conveyed to Susan Catherine Grayson as described in Instrument #20100617-0047067 in said Register's Office; thence the next 4 (four) lines being along the Southern and Western lines of said Grayson tract; 1.) South68 degrees 40 minutes 27 seconds East a distance of 613.79 feet; 2.) South 06 degrees 59 minutes 06 seconds East a distance of 217.89 feet; 3.) South 64 degrees 18 minutes 48 seconds West a distance of 921.75 feet; 4.) South 41 degrees 22 minutes 35 seconds West a distance of 221.14 feet to the Point of Beginning, containing 10.403 acres, more or less.

Being the same property conveyed to Claude Johnson by deed from Patricia L. Devine filed for record in Instrument Number 20140501-0036779, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2324 Clay Lick Road, Whites Creek, Tennessee 37189**.

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 1st DAY OF MAY, 2014.

Claude Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLAUDE JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of May, 2014.

Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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