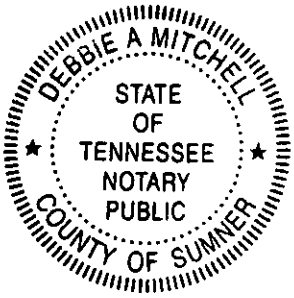
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/19/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ira Innovations LLC FBO Ronald Satterfield IRA	Elisha Holcombe, IRA Innovations LLC FBO Ronald Satterfield IRA	06513011900
(NAME)	(NAME)	
100 Concourse Parkway, Suite 275	P. O. Box 360750	
(ADDRESS)	(ADDRESS)	
Birmingham, AL 35244	Birmingham, AL 35236	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140079383 DEEDWARR
Recvd: 10/21/14 15:37 2 pgs
Fees:13.00 Taxes:222.00
20141021-0097165

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 considerations, the receipt of which is hereby acknowledged, we, **Thomas Johnson** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **IRA Innovations LLC FBO Ronald Satterfield IRA**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 15, on the Plan of Knollview, as shown on plat of record in Plan Book 6900, Page 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to Thomas A. Johnson and wife, Wendellyn A. Johnson, as tenants by the entirety by Transfer dated from David L. Kelley of record in Book 7526, Page 942, Register's Office for Davidson County, Tennessee. Wendellyn A. Johnson, having since died on October 13, 2013, leaving Thomas Johnson sole tenancy.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4952 Kilimanjaro Drive, Old Hickory, TN 37138
(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 GRANTEE(S), their heirs and/or 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),

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/or 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.
Subject to all matters shown on the survey dated June 20, 1986 by John W. Sullivan; all matters as set forth per Book 6900, Page 71; Restrictive Covenants of record in Book 4465, Page 184; Restrictive Covenants of record in Book 4990, Page 72 and Restrictive Covenants of record in Book 6931, Page 283, said Register's Office.

Witness my hand this 16th day of October, 2014.

Thomas H Johnson

Thomas Johnson

State of Tennessee
County of Wilson

Personally appeared before me Thomas Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of October, 2014.

Debbie A. Mitchell

Notary Public Escrow Officer
My Commission Expires: 4/19/2017

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122