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| **THIS INSTRUMENT PREPARED BY:**<br><br>**James Ed Cary**<br>**1411 Old Hickory Blvd.**<br>**Brentwood, TN 37027** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $52,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 1st day of May, 2014.<br><br>Notary Public<br>My Commission Expires: MY COMMISSION EXPIRES: November 3, 2015 |

LASHAUNNA M. POINTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150022122 DEEDWARR
Recvd: 03/26/15 11:14 2 pgs
Fees:13.00 Taxes:210.90
20150326-0026009

## WARRANTY DEED

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| Address New Owner:<br>Travis R. Dillard<br>Monica R. Dillard<br>1225 N. Graycroft<br>Madison, TN 37115 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>06016011100 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **IRA Innovations LLC fbo James Cary IRA** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Travis R. Dillard and Monica R. Dillard, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the north 61 ½ feet of Lot No. 27 on the plan of Jaywood 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 No. 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 ½ 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 the same property conveyed to IRA Innovations LLC fbo James Cary IRA from Vernon Biggs and Joy Davis and Clifford Biggs and Zelma A. Biggs and Joseph C. Biggs and Sandra G. Biggs and Karen Biffs Frazier and Sherry Biggs Dillehay and Jeffery Biggs by Warranty Deed of record in Instrument No. 20130904-0093177, Register's Office of Davidson County, Tennessee.

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

This is improved property located at 2716 Jones Avenue, Nashville, TN 37207.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2 day of May, 2014.

IRA Innovations LLC fbo James Cory IRA

By: William P. Gulas, Authorized Representative

STATE OF TENNESSEE :)
COUNTY OF DAVIDSON :)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William P. Gulas, with whom I am personally acquainted, and who upon oath acknowledged himself to be an Authorized Representative of IRA Innovations LLC, the within named bargainor, a limited liability company, and that he as such Authorized Representative, executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 2 day of May, 2014.

Notary Public

My Commission Expires: _____

INGRID ELISHA HOLCOMBE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 12, 2016