BILL GARRETT, Davidson County
Trans: T20150029949 DEEDWARR
Recvd: 04/21/15 09:59 2 pgs
Fees: 13.00 Taxes: 647.50
20150421-0035364

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $175,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th day of April, 2015.

NOTARY PUBLIC

My commission expires: 3a1-15

STATE OF TENNESSEE NOTARY PUBLIC MORGAN O'NEILL WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Buffy L. Woodroof	First State Bank	06513011900
(NAME)	(NAME)	
4952 Kilimanjaro Drive	7114 Hwy 70 S., Ste. 105	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37221	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **IRA Innovations, LLC FBO Ronald Satterfield IRA,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Buffy L. Woodroof, single woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, 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 IRA Innovations, LLC FBO Ronald Satterfield IRA by deed from Thomas Johnson, dated 10/16/2014, recorded on 10/21/2014, in Instrument No. 20141021-0097165, Register's Office of Davidson County, Tennessee.

2015 property taxes a lien, not yet due and payable.

This property is __unimproved _X_improved property known as: 4952 Kilimanjaro Drive, Old Hickory, TN 37138

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), forever. I/We covenant with said GRANTEE(S) that I/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 set out herein. I/We do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE(S), his/hers/their successors 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.
This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record and encumbrances as may be shown of

record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of April, 2015.

IRA Innovations, LLC FBO Ronald Satterfield IRA

By: William B. Gulas
Its: Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared William P. Gulas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Representative of IRA Innovations, LLC FBO Ronald Satterfield IRA, the within named bargainors, a limited liability company, and that such Authorized Representative executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Authorized Representative.

Witness my hand and official seal this 15 day of April, 2015.

Notary Public
My Commission Expires:

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

INITIAL