WARRANTY DEED TT2015 356 Davidson County DEEDWARR Recvd: 07/06/15 08:38 3 pgs Fees:18.00 Taxes:259.00 **20150706-0064563**	**OATH OF CONSIDERATION:** SS. STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $70,000.00 AFFIANT SWORN TO AND SUBSCRIBED BEFORE ME THIS 30TH DAY OF JUNE, 2015. NOTARY PUBLIC MY COMMISSION EXPIRES: 3-24-17

THIS INSTRUMENT PREPARED BY:
TEAM TITLE, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Lien Property Management LLC **608 Amberleigh Court** **Franklin, TN 37067**	**Same**	**162 16 OA 067.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, IRA Innovations, LLC F/B/O MATTHEW PAXTON #2103, *(hereinafter called the "Grantor"),* has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Lien Property Management LLC, a Tennessee Limited Liability Company (*hereinafter called "Grantee")*, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being 14-22 Townhouse of Hickory Hollow Condominiums, as shown on the Amendment to Amended and Restated Master Deed of Hickory Hollow Condominiums in Instrument # 20050810-0094534 and Amended and Restated Master Deed of record in Book 10468, Page 653, Register's Office for Davidson County, Tennessee. Previously known as Unit No. 22, Building No. 13, as shown on the plan of Mill Creek Club, Phase 1, Section I, as of record in Book 4860, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. (Previous legal description quotes Building No. 13. Per plat, Unit 22 is Building No. 14, verified with Davidson County, Tennessee Mapping Division)

Being the same property conveyed to IRA Innovations LLC F/B/O Matthew Paxton IRA#2103, by Warranty Deed from New Dawn Property Solutions, LLC dated December 12, 2014, recorded December 22, 2014, of record in Instrument # 20141222-0117001, Register's Office for Davidson County, Tennessee.

The above-described property is improved property known as **22 Sycamore Court, Antioch, TN 37013**

THIS CONVEYANCE IS SUBJECT TO: (1) Current year's property taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All matters appearing on the plan of record 4860, Page 11; (5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of June, 2015.

GRANTOR:

IRA Innovations, LLC F/B/O Matthew Paxton
IRA #2103

BY: _____
By: William P. Gulas, Authorized Representative

S.S.
STATE OF Alabama
COUNTY OF Shelby

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared William P. Gulas, IRA Innovations, LLC F/B/O MATTHEW PAXTON IRA #2103, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is the authorized representative of Ira Innovations, LLC, F/B/O Matthew Paxton IRA #2013 a Alabama limited liability company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

WITNESS my hand and seal, this 30th day of June, 2015.

Ingrid Elisha Holcombe
Notary Public
My Comm. Exp.:_____

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

CERTIFICATE OF AUTHENTICITY

I, Charles Walker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

CHARLES WALKER

State of Tennessee
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Charles Walker, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JULIE COONE, NOTARY PUBLIC
My commission expires: May 24, 2017

