BILL GARRETT, Davidson County
Trans:T20150079624 DEEDWARR
Recvd: 09/18/15 12:47 2 pgs
Fees:13.00 Taxes:703.00
20150918-0095060

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Pointe Drive, Suite A
Clarksville, TN 37040
15-0699C

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

DIANA L. BUSH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of September, 2015

Notary Public
Commission Expires: 11-17-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
IRA Innovations LLC fbo Charles Judge 1207 Brentwood Lane Brentwood, TN 37027	New Owner	173-09-0A-670.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jay Hampton Smith and wife, Rebecca Prall Smith

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IRA Innovations LLC fbo Charles Judge IRA #2101294

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 715, Resubdivision of Lots 715 through 720, Phase Eight, Lenox Village, as shown on plat of record as Instrument No. 20080508-0047736, in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

BEING the same property conveyed to Jay Hampton Smith and wife, Rebecca Prall Smith, by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, dated 1/21/09 and recorded 1/23/09 in Instrument No. 20090123-0006094, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2724 Dracut Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of September, 2015.

Jay Hampton Smith

Jay Hampton Smith

Rebecca Prall Smith

Rebecca Prall Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jay Hampton Smith and wife, Rebecca Prall Smith** 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville (City), Tennessee this 8 day of September, 2015.

Notary Public
My Commission Expires: COMMISSION EXPIRATION 05/16/17

(Notary Seal)

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY