WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$315,000.00** Affiant Subscribed and sworn to before me, this the 8 day of October, 2015. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150086982 DEEDWARR
Recvd: 10/13/15 09:57 2 pgs
Fees:13.00 Taxes:1165.50
20151013-0103928

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **IRA Innovations, LLC** **Thomas Alsup**	Send Tax Bills To: New Owner	Map-Parcel Numbers **Map 129-11-0 Parcel 017-00**
P.O. Box 41652		
Nashville, TN 37204		

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

Joseph W. Rucker and wife, Serena Marie Rucker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IRA Innovations, LLC, an Alabama limited liability company FBO Thomas Alsup IRA account number 2101337, as to an undivided 82% interest (the "IRA Interest"), and Thomas Alsup, married, as to an undivided 18% interest (the "Individual Interest"), the said IRA Interest and the Individual Interest, as they relate to each other, being held as tenants in common

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. 1001 on the Plan of West Meade Farms, Inc., Section 6-A, of record in Book 2854, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 1001 fronts 197.6 feet on the northerly side of Harding Road (U.S. 70S) and extends back 237.5 feet on the westerly line and 217 feet on the easterly line, to a dead line in the rear, which is a broken line, measuring 202 feet thereon.

Being the same property conveyed to Joseph W. Rucker and wife, Serena Marie Rucker, by Deed dated May 4, 1992 from Annette Rush Fleming Anglin, of record in Book 8621, Page 759, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 2854, Page 104, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4758, Page 109, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **6422 Harding Road, Nashville, TN 37205**

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

Witness my/our hand(s) this 4th day of October, 2015.

Joseph W. Rucker

Serena Marie Rucker

STATE OF New York)
COUNTY OF Warren)

Personally appeared before me, a Notary Public of said County and State, **Joseph W. Rucker and Serena Marie Rucker,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of **October, 2015.**

Notary Public

(seal)

My Commission Expires: 2/20/19

MARY SCHWALBE
NOTARY PUBLIC, STATE OF NEW YORK
WARREN COUNTY #6065259
COMMISSION EXPIRES FEBRUARY 20, 2019