#10098

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

State of TENNESSEE
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
IRA Innovations LLC f/b/o Charles Shropshire IRA	NEW OWNER	142060d01700
(NAME)	505 Old Hardy Ct (NAME)	
108 Doral Ct	Nashville TN (ADDRESS)	
(ADDRESS)	37221	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jeanie S Johnson and Ronald Smith, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **IRA Innovations LLC f/b/o Charles Shropshire IRA,** 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 Unit No. 90-B, on the Plan of Doral Country Villa Condominiums, of record in Plat Book 5200, Page 223, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with appurtenant interest in the common elements of Doral Country Villa Condominiums, a horizontal property regime established by Master Deed of record in Book 5532, page 727, amended in Book 5623, page 252, said Register's Office.

Being the same property conveyed to Jeanie S. Johnson and Ronald Smith, by deed of record in Instrument No. 20100106-0001106 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 108 Doral Ct., Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

BILL GARRETT, Davidson County
Trans:T20150089614 DEEDWARR
Recvd: 10/21/15 10:07 2 pgs
Fees:13.00 Taxes:351.50
20151021-0106961

Witness my/our hands this 14th day of October, 2015.

Jeanie S Johnson

Ronald Smith

State of Florida
County of Seminole

Personally appeared before me Jeanie S Johnson and Ronald Smith, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of October, 2015.

Notary Public
My Commission Expires: 10-29-2018

File No.: 10098

DASH MILLNER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF172876
Expires 10/29/2018