This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P15-0792-D

BILL GARRETT, Davidson County
Trans:T20150096910 DEEDWARR
Recvd: 11/13/15 15:10 2 pgs
Fees:13.00 Taxes:1017.50
20151113-0115669

WARRANTY DEED

Address of New Owners:
MICHAEL ANDERSON
1587 RED OAK LANE
BRENTWOOD, TN 37027

Send Tax Bills To:
New Owners

For and 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, We,
Rebecca Tuggle Adams and Robert Edward Tuggle, as all the heirs-at-law of David C. Tuggle, deceased

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
IRA Innovations LLC f/b/o Michael Anderson IRA # 2102521, a 90% undivided interest & "IRA Innovations LLC f/b/o Michael Anderson ROTH IRA # 2202550, a 10% undivided interest

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:

Lying and being in Davidson County, Tennessee, and being Lot No. 256 on the Plan of Haileywood Estates, Section Eight "D", of record in Book 3500, Page 7, in the Register's Office of Davidson County, Tennessee. Said Lot 256 fronts 111.5 feet on the Westerly side of Regent Drive and extends back between parallel lines 193.5 feet, to the East right-of-way line of the L&N Railroad.

Being the same property conveyed to Anetha Tuggle, by deed from William B. Jones and wife, Dorothy F. Jones and Willie M. Jones, a single person, dated November 29, 1988, and of record in Book 7713, Page 907, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to David C. Tuggle, by Quitclaim Deed Establishing Muniment of Title from Martha M. Gentry, Trustee, dated October 29, 2009, and of record in Instrument Number 20091030-0100494, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Regent Drive.

This property is subject to all matters shown on a plat of record in Book 3500, Page 7, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of the Louisville & Nashville Railroad to expand to its full chartered width.

This is ( ) Unimproved (X) Improved property known as 5145 Regent Drive, Nashville, TN 37220

THIS CONVEYANCE IS SUBJECT TO: 2015 Davidson County taxes which have been prorated and paid;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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.

Witness our hands this the 5 day of November, 2015.

Rebecca Tuggle Adams

Robert Edward Tuggle

STATE OF Florida
COUNTY OF Indian River

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca Tuggle Adams, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 5 day of November, 2015.

Notary Public

SHERRI PERLSTEIN MY COMMISSION EXPIRES December 12, 2017 #FF 076337 Bonded thru Budget Notary Services NOTARY PUBLIC, STATE OF FLORIDA

My Commission Expires: 12/12/17

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Edward Adams, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 6 day of November, 2015.

Notary Public

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/14/18

STATE OF TENNESSEE
COUNTY OF DICKSON

The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of November, 2015.

Notary Public

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

My Commission Expires: 8-23-2016

Map: 146 15 0
Parcel: 012.00