9778
book 13

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of January, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
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 fbo account #2202543, IRA	IRA Innovations, LLC fbo account #2202543, IRA	042-12-011
(NAME)	(NAME)	
P.O. Box 360750	P.O. Box 360750	
(ADDRESS)	(ADDRESS)	
Birmingham, AL 35236	Birmingham, AL 35236	
(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, I, **Michelle M. Williams,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **IRA Innovations, LLC fbo account #2202543, 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 lot No. 11 on the Plan of Williams Valley, of record in the Register's Office for Davidson County, Tennessee, by Instrument No. 200101080001974, and revised by Instrument No. 200102010009794, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Michelle M. Williams by Warranty Deed dated November 21, 2001 from New Millennium Builders, LLC, of record in Instrument No. 20011129-0131322, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2041 Williams Valley Drive, Madison, TN 37115
(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:T20160001607 DEEDWARR
Recvd: 01/07/16 14:11 2 pgs
Fees:13.00 Taxes:374.07
20160107-0001743

Witness my/our hands this 5th day of January, 2016.

X Michelle M Williams
Michelle M. Williams

State of FLORIDA
County of SARASOTA

Personally appeared before me Michelle M. Williams, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of January, 2016.

John C Russell III
Notary Public
My Commission Expires: 8-14-2018

File No.: 9778

JOHN C. RUSSELL III
Notary Public - State of Florida
My Comm. Expires Aug 14, 2018
Commission # FF 150915