This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
IRA Innovations LLC, fbo Jack Holt IRA
P.O. Box 360750
Birmingham AL 35236

MORTGAGEE

Davidson County DEEDWARR
Recvd: 01/14/16 15:04 3 pgs
Fees:18.00 Taxes:360.75
20160114-0004126

SEND TAX BILL TO:
IRA Innovations LLC
P.O. Box 360750
Birmingham, Alabama 35236

MAP 096
GROUP 05 0
PARCEL 142.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Lori Ann Laney, unmarried** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **IRA Innovations LLC fbo Jack Holt IRA**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Woodberry Park, as of record in Book 2133, page 117, Register's Office for said County.

Said Lot No. 171 fronts 64 feet on the southwesterly side of Seneca Drive and Runs back between lines 151.9 feet on the northerly line and 155 feet on the southerly line, to a dead line in the rear, which is a broken line, on which it measures 82 feet.

Being the same property conveyed to Lori H. Laney, unmarried by deed from J.L. Laney Jr, unmarried dated August 22, 2013 and recorded in instrument no. 20130829-0091524 said Register's Office.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 2133, page 117, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 306 Seneca Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said IRA Innovations LLC fbo Jack Holt IRA, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind herself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 14th day of January, 2016.

Lori H. Laney

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Lori H. Laney, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of January, 2016.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $97,500.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of January, 2016.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

