BOX 10-B

BILL GARRETT, Davidson County
Trans:T20160004086 DEEDWARR
Recvd: 01/15/16 14:38 2 pgs
Fees:13.00 Taxes:665.63
20160115-0004485

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2016.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA INNOVATIONS LLC FBO 2 117109 IRA	**SAME**	**103-08-0A-015.00-CO**
(NAME) **P. O. BOX 360750**	(NAME)	
(ADDRESS) **BIRMINGHAM, AL 35236**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MICHAEL P. ABBOTT,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRA INNOVATIONS LLC FBO 2 117109 IRA,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium apartment in Davidson County, Tennessee, being Unit No. A-304 of Building "A" of Westlawn Green, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Plat Book 5200, pages 20-24, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to MICHAEL P. ABBOTT, A SINGLE MAN AND MELANIE L. REESE, A SINGLE WOMAN, by deed from MICHAEL G. LUNN AND WIFE, SUSAN A. LUNN, of record in Instrument No. 20071106-0130617, dated November 2, 2007, said Register's Office. Being further conveyed to MICHAEL P. ABBOTT, UNMARRIED by Quitclaim Deed from MICHAEL P. ABBOTT, UNMARRIED AND MELANIE REESE ABBOTT FKA MELANIE L. REESE, UNMARRIED, of record in Instrument No. 20130107-0001573, dated December 27, 2012, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 5200, pages 20-24; Master Deed for Westlawn Green of record in Book 5238, page 863 and amended in Book 5266, page 22; By-Laws for Westlawn Green of record in Book 5238, page 863 and amended in Book 5266, page 22; Assessments set out in By-Laws for Westlawn Green of record in Book 5238, page 863 and amended in Book 5266, page 22; Easements set out in By-Laws for Westlawn Green of record in Book 5238, page 863 and amended in Book 5266, page 22; Easement(s) of record in Book 5238, page 134; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(X) property, known as **4425 WESTLAWN DRIVE #A-304, NASHVILLE, TN 37209**
(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.

Witness my hand this 15th day of January, 2016.

MICHAEL P. ABBOTT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Michael P. Abbott**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of January, 2016.

My Commission Expires: **November 5, 2018**

Notary Public

