WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160020596 DEEDWARR
Recvd: 03/14/16 12:10 2 pgs
Fees:13.00 Taxes:210.90
20160314-0023966

Deanie L. Gregory
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Mindy Gates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2016.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
"IRA Innovations LLC fbo IRA Account # 2102594"	"IRA Innovations LLC fbo IRA Account # 2102594"	05205004900
(NAME)	(NAME)	
P.O. Box 360750	P.O. Box 360750	
(ADDRESS)	(ADDRESS)	
Birmingham, IN AL 35236	Birmingham IN AL 35236	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Mindy Gates, unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO "IRA INNOVATIONS LLC fbo IRA Account # 2102594", 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 certain tract of parcel of land located in Davidson County, Tennessee and described as follows to wit:

Being the south 310 feet of Lot No. 23, Block J, on the Revised Plan of Power and Roth, Madison Park Subdivision, as of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 23 fronts 50 feet on the north side of Emmitt Avenue and runs back between parallel lines 310 feet to the south line of the lot conveyed to James A. Hardaway and wife, by Deed of record in Book 2963, Page 455, Register's Office for Davidson County, Tennessee

Being a part of the same property conveyed to Mindy Gates from Richard K. Craig, unmarried by Warranty Deed dated November 15, 2013 of record as Instrument Number 20131118-0118573, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2016 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET OUT ON THE REVISED PLAN OF POWER AND ROTH, MADISON PARK SUBDIVISION OF RECORD IN BOOK 843, PAGE 7, REGISTERS' OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 425 Emmitt Avenue, 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 GRANTEE, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, 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 my hand this 9th day of March, 2016.

Mindy Gates

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 9th day of March, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mindy Gates**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

