BILL GARRETT, Davidson County
Trans:T20160035039 DEEDWARR
Recvd: 04/28/16 11:54 2 pgs
Fees:13.00 Taxes:610.50
20160428-0041503

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
IRA Innovations LLC fbo
Richard Norris IRA
1209 S. Graycroft Avenue
Nashville, Tennessee 37115

SEND TAX BILL TO:
Owner

MORTGAGEE
John W. Williams
1290 Twelve Stones
Goodlettsville, TN 37072

MAP 051
GROUP 06 0
PARCEL 035.00

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, **John W. Williams and wife L. Pearl Williams** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **IRA Innovations LLC fbo Richard Norris IRA**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 25 on the Plan of Oakland Acres, Section III, of record in Book 2133, page 34, Register's Office for said County.

Said Lot No. 25 fronts 110 feet on the east side of Graycroft Avenue and runs back between lines, 324.5 feet on the north line and 325.6 feet on the south line, to a dead line, which is a broken line, measuring 190 feet thereon.

Being the same property conveyed to John W. Williams and L. Pearl Williams Revocable Living Trust by Quitclaim Deed from John W. Williams and Lucille P. Williams, dated November 9, 2007, of record in Instrument No 20071128-0138109, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

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 34, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1209 S. Graycroft Avenue, Nashville, Tennessee 37115.

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 Richard Norris IRA**, his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 18th day of April, 2016.

John W. Williams

L. Pearl Williams

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, John W. Williams and wife L. Pearl Williams, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of April, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

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 $165,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of April, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY