BILL GARRETT, Davidson County
Trans:T20160039323 DEEDWARR
Recvd: 05/11/16 13:48 2 pgs
Fees:13.00 Taxes:347.80
20160511-0046854

Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B BMTE FILE 15264

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{IRA Innovations LLC FBO	{New Owner	}10713006800 }
{Charles J. Hardin IRA	{	}
{P.O. Box 360750	{	}
{Birmingham, AL 35236	{	}
{This instrument prepared by: Robert J. Notestine III, Attorney at Law,		}
{109 Kenner Avenue, Suite 201, Nashville, TN 37205.		}

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Buying Houses, LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto IRA Innovations LLC FBO Charles J. Hardin IRA (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot (s) 316, as shown on the map entitled Map of Miro Meadows, Second Addition, of record in Book 1424, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Buying Houses, LLC, a Tennessee limited liability company by Warranty Deed from The 1208 Ainlay Drive Trust, Trey Cain, Trustee of record in Instrument Number 20160415-0036306, said Register's Office for Davidson County, Tennessee.

This is improved real property located at 1208 Ainlay Drive, Nashville, Tennessee 37217.

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee.
2. To all matters as shown on the map entitled Map of Miro Meadows, Second Addition, of record in Book 1424, page 112, said Register's Office for Davidson County, Tennessee.
3. Easement of record as shown in Book 4288, page 373, Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $94,000.00.00.
(
(Affiant
(Subscribed and sworn to before me
(this 6th day of May, 2016.
(
(My Commission Expires: 1-6-19 Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 6th day of May, 2016.

BUYING HOUSES, LLC, A TENNESSEE
LIMITED LIABILITY COMPANY

By: _____
COREY FAGER, MEMBER

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Corey Fager with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing as the member for Buying Houses, LLC and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained as a member for Buying Houses, LLC.

WITNESS my hand and official seal at Nashville, Tennessee this 6th day of May, 2016.

My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017