Warranty Deed

Davidson County DEEDWARR Recvd: 06/01/16 14:32 3 pgs Fees:18.00 Taxes:1437.45 **20160601-0055164**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $388,500.00. Affiant Subscribed and sworn to before me, this the 27th day of May, 2016. Notary Public My commission expires: 3/19/19

Sheila McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers
William T. Jones	New Owner	
5145 Regent Drive		146-15-0-012.00
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **IRA INNOVATIONS, LLC F/B/O MICHAEL ANDERSON IRA #2102521, A 90 PERCENT UNDIVIDED INTEREST AND IRA INNOVATIONS, LLC F/B/O MICHAEL ANDERSON ROTH IRA #2202550, A 10 PERCENT UNDIVIDED INTEREST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM T. JONES, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying and being in Davidson County, Tennessee, and being Lot No. 256 on the plan of Haileywood Estates, Section Eight "D", of record in Book 3500, Page 7, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 256 fronts 111.5 feet on the Westerly side of Regent Drive and extends back between parallel lines 193.5 feet, to the East right-of-way line of the L&N Railroad.

Being the same property conveyed to David C. Tuggle by Quitclaim Deed to Establish Muniment of Title from Martha M. Gentry, Trustee of record in Instrument No. 20091030-0100494 Register's Office for Davidson County, Tennessee, dated October 29, 2009 and recorded on October 30, 2009.

David C. Tuggle having since died September 18, 2015, leaving siblings Rebecca Tuggle Adams and Robert Edward Tuggle.

Being the same property conveyed to IRA Innovations, LLC f/b/o Michael Anderson IRA # 2102521, a 90 Percent undivided interest & "IRA Innovations, LLC f/b/o Michael Anderson ROTH IRA # 2202550, a 10 Percent undivided interest by Warranty deed from Rebecca Tuggle Adams and Robert Edward Tuggle, as all the heirs-at-law of David C. Tuggle, deceased of record in Instrument No. 20151113-0115669 Register's Office for Davidson County, Tennessee, dated November 05, 2015 and recorded on November 13, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 5145 Regent Drive, Nashville, TN 37220.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of May, 2016.

IRA INNOVATIONS, LLC F/B/O MICHAEL ANDERSON IRA #2102521 AND IRA INNOVATIONS, LLC F/B/O MICHAEL ANDERSON ROTH IRA #2202550

By: Elisha Holcombe
Name: Elisha Holcombe
Title: Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Elisha Holcombe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Representative of IRA Innovations LLC fbo Michael Anderson IRA #2102521 and IRA Innovations, LLC F/B/O Michael Anderson Roth IRA #2202550, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company(s)/entity(s)/custodian(s) for the purposes therein contained.

Witness my hand and seal this 27th day of May, 2016.

Notary Public

My Commission Expires: 12-03-2017

RICHARD GREEN NOTARY PUBLIC ALABAMA STATE AT LARGE
My Commission Expires Dec. 03, 2017

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

