BILL GARRETT, Davidson County
Trans:T20160058702 DEEDWARR
Recvd: 07/11/16 10:02 2 pgs
Fees:13.00 Taxes:619.38
20160711-0070487

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
IRA Services	New Owner	051-12-0-055.00
P.O. Box 7080		
San Carlos, CA 94070		

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Jerrold Smith, a married person (hereinafter referred to as "Grantor"), has bargained and sold and by these presents do hereby sell, bargain, and convey to IRA Services Trust Co CFBO Maureen Roddy IRA Account #521504 Tax ID 26-2627205 (hereafter referred to as the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in 11th, formerly the 19th Civil District to Davidson County, Tennessee being part of Lot No. 3 on the Plan of Lands of N.O. Love, deceased of record in Minute Book 7, page 176, County Court for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, July 16, 1959, as follows:

Beginning on the southerly margin or Coreland Drive at a point south 74 degrees 32' east 145 feet from the northeast corner of the property conveyed to William Vick and wife, by deed from W.A. Core and wife, of record in Book 2795, page 166, Register's Office for said County; thence southwardly 168.60 feet to an iron pin; thence along a fence line; eastwardly 95 feet to an iron pin; thence north 15 degrees 28' east 168.79 feet to an iron pin on the southerly margin of Coreland Drive; thence with said Drive, north 74 degrees 32' west 95 feet to the beginning.

Being the same property conveyed to Jerrold Smith, a married man by Quitclaim deed from Audrey Stradford of record in Instrument No. 20160301-0019408, Register's Office for Davidson County, Tennessee, dated February 26, 2016 and recorded on March 1, 2016.

The above described real estate is improved and is not nor ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

This is improved real property commonly known as 1320 Coreland Drive, Madison, Tennessee 37115-5285.

This conveyance is subject to the following:
1. Taxes for the year 2016 for Davidson County, Tennessee, a lien not yet due and payable.
2. Subject to all matters contained in Plat Book 7, page 176, said Register's Office for Davidson County, Tennessee.
3. Easement of record as shown in Book 4178, page 178, 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 $167,400.00.
(
(
(Subscribed and sworn to before me
(this 6th day of June, 2016.
(
(
(My Commission Expires: 10/18/16

Affiant

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

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 an undivided interest 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 do further covenant and bind himself, his heirs 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 July, 2016.

Jerrold Smith

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Jerrold Smith, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

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

My Commission Expires: 1-6-19

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY