WARRANTY DEED



Davidson County DEEDWARR
Recvd: 07/15/16 14:32 2 pgs
Fees:13.00 Taxes:192.40
20160715-0073057

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$52,000.00.**

Affiant

Subscribed and sworn to before me this 11th day of July, 2016.

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
IRA Innovations LLC FBO Floyd H. Flanigan Jr. IRA	SAME	091-08-0-274.00
P.O. Box 360750		
Birmingham, AL 35236		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Brad Dodge**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **IRA Innovations LLC FBO Floyd H. Flanigan Jr. IRA**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the north 16 1/2 feet of Lot No. 2 and the South 17 feet of Lot No. 3 of Block O on the Map showing the Subdivision of Block O and P, Plan No. 3 of West Nashville, of record in Book 161, Page 9, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Brad Dodge from Gay Levine Eisen, Executrix of the Estate of Morris Levine by Warranty Deed on December 31, 2015, of record in Instrument Number 20160104-0000151, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee.

This is improved property known as: **903 42nd Avenue North, Nashville, TN 37042**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 11, 2016.

Brad Dodge

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Brad Dodge** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 11, 2016

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5.24.17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.