BILL GARRETT, Davidson County
Trans:T20160067345 DEEDWARR
Recvd: 08/04/16 12:11 2 pgs
Fees:13.00 Taxes:1165.50
20160804-0080890

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167673

WARRANTY DEED

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2016.

NOTARY PUBLIC

My commission expires: 11/18/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA Innovations, LLC FBO Fred Smith, IRA 101 Woodland Point Estill Springs TN 37330	New Owner	082 08 0 301.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Fifteen Thousand and 00/100 Dollars ($315,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **RICHARD GLENN GARRETT, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **IRA INNOVATIONS, LLC FBO FRED SMITH, IRA**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 of Block "C" on the Map of Eastwood Addition as of record in Book 332, page 63, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard Glenn Garrett, a single man, by Warranty Deed from Rhona Denise Thurman, Michael Roy Thurman and Michelle Lorene Thurman Wardlow, as the only heirs at law of Margie B. Faulkner, dated 9/12/2005, recorded 9/16/2005, of record in Instrument No. 20050916-0111491, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 911 Chicamauga Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 1st day of August, 2016.

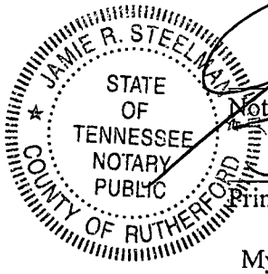
Richard Glenn Garrett

RICHARD GLENN GARRETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Richard Glenn Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of August, 2016.



Notary Public

Jamie R Steelman

Printed Notary Name

My commission expires: 11/18/18