BOX 10-B

BILL GARRETT, Davidson County
Trans: T20160079365 DEEDWARR
Recvd: 09/09/16 15:24 2 pgs
Fees: 13.00 Taxes: 510.60
20160909-0095250

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9TH DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA INNOVATIONS, LLC FBO ACCOUNT 1201332 IRA	**SAME**	**069-11-0-061.00**
(NAME) **P. O. BOX 360750**	(NAME)	
(ADDRESS) **BIRMINGHAM, AL 37217**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JUSTIN RIFE, AN UNMARRIED MAN,** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRA INNOVATIONS, LLC FBO ACCOUNT 1201332 IRA,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY,** STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 13th, formerly the 21st Civil District of said County being the northerly 78 feet of Lot No. 7 and the Southerly 22 feet of Lot No. 8 on an unrecorded Plan of the division into Lots of the Mosco W. Brown Farm, made by Geo. W. Watkins, Surveyor, October 19, 1949, and revised January 27, 1950, and described as follows:

Beginning in the center of the Hydes Ferry Pike at a point 322 feet northwest of the most northerly corner of the property conveyed to Willie Cisco by deed from Mosco Brown and Wife, of record in Book 1780, Page 212, Registers Office for said County; thence with the center line of said Pike, north 46 deg. 15' west 100 feet; thence south 43 deg. 45' west 436 feet; thence south 46 deg. 15' east 100 feet to a point, 322 feet northwest of the southwest corner of the said Cisco property; thence north 43 deg. 45' east 436 feet to the beginning.

Being the same property conveyed to JUSTIN RIFE, AN UNMARRIED MAN, by deed from ALBERT L. GENERETTE, UNMARRIED, of record in Instrument No. 20150417-0034481, dated April 15, 2015, said Register's Office.

This conveyance is subject to any and all easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **3831 HYDES FERRY RD., NASHVILLE, TN 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 9th day of September, 2016.

JUSTIN RIFE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Justin Rife,** the bargainor, 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 official seal at office this 9th day of September, 2016.

My commission expires: **November 5, 2018**

Notary Public

