WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160082726 DEEDWARR
Recvd: 09/21/16 09:07 2 pgs
Fees: 13.00 Taxes: 133.20

20160921-0099259

G-SR-16-2324-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Ortiz Aldana	new owner	
(NAME)	(NAME)	023-00-0-197-00
433 Amquiwood Court		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **IRA INNOVATIONS, LLC FBO IRA ACCOUNT NO. 2202232, IRA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID ORTIZ ALDANA, A SINGLE PERSON ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Beginning at an iron rod in the Northerly right of way of Claylick Road, said point being 2,550 feet Northwest of Lickton Pike and being the Southwest corner of the Charles Knight property as described in Deed Book 8027 Page 829 RODC; Thence with said tight of way North 78 degrees 15 minutes 51 seconds West, 14.02 feet to an iron rod, Thence with a curve to the right, having a delta angle of 17 degrees 39 minutes 47 seconds, a radius of 716.20 feet, an arc length of 220.79 feet, a chord bearing of North 69 degrees 25 minutes 57 seconds West and a chord length of 219.92 feet to an iron rod, Thence, North 61 degrees 27 minutes 31 seconds West, 352.53 feet to an iron rod, the Southwest corner of Tract #4 and the Southeast corner of Tract # 5, the true Point Of Beginning, Thence, with said right of way, North 61 degrees 27 minutes 31 seconds West, 50.20 feet to an iron rod, the Southeast corner of Tract # 6, Thence, leaving said right of way, with the East line of Tract #6, North 33 degrees 37 minutes 18 seconds East, 141.06 feet to an iron rod, Thence, North 51 degrees 57 minutes 39 seconds East, 66.68 feet to an iron rod, Thence, North 21 degrees 02 minutes 40 seconds East, 466.55 feet to an iron rod, Thence, North 38 degrees 26 minutes 05 seconds East, 495.22 feet to an iron rod, Thence, North 18 degrees 35 minutes 49 seconds West, 637.08 feet to an iron rod, Thence, South 64 degrees 41 minutes 35 seconds East, 508.50 feet to an iron rod, the Northwest corner of Tract # 4, Thence, with the West line of Tract #4, South 28 degrees 43 minutes 59 seconds West, 1399.17 feet to an iron rod, Thence, South 51 degrees 57 minutes 39 seconds West, 94.77 feet to an iron rod, Thence, South 33 degrees 37 minutes 18 seconds West, 128.54 feet to an iron rod, the point of beginning and containing 5.002 acres more or less.

Being a portion of the same property conveyed to IRA Innovations, LLC FBO IRA Account No. 2202232, IRA by warranty deed from Claude Johnson of record in Instrument No. 20140513-0040823 Register's Office for Davidson County, Tennessee, dated 05/01/2014 and recorded on 05/13/2014.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Easements of record in Instrument Number 020090925-0089294, 20070228-0024690, and Book 4574, Page 826, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2324 Claylick Rd , Whites Creek, Tennessee 37189**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; 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 GRANTEE(S), 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/our hand(s) this the 15 DAY OF SEPTEMBER, 2016.

IRA Innovations, LLC FBO IRA Account No. 2202232, IRA

BY: _____
William P. Gulas
Authorized Representative

STATE OF Alabama

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William P. Gulas, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Representative of IRA Innovations, LLC FBO IRA Account No. 2202232, IRA, the within named bargainor, a limited liability company, and that he/she as such William P. Gulas executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15 day of September, 2016.

_____
Notary Public

My Commission Expires:
July 7, 2020

INGRID ELISHA HOLCOMBE
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 07, 2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212