WARRANTY DEED

KAREN H. SUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2016

Notary Public:

MY COMMISSION EXPIRES: 7-6-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
IRA Innovations, LLC	IRA Innovations, LLC	Parcel ID:
P.O. Box 360750	P.O. Box 360750	162160B01000
Birmingham, AL 35236	Birmingham, AL 35236	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Ronald Neal, as Conservator for Eloise Sapp

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
IRA Innovations, LLC, fbo Jose Ramon Ferreira Coello IRA
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 10 on the Plan of Leisure Heights, as of record in Plat Book 5800, Page 267, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Eloise Sapp by deed from Bethy E. Culberson, of record in Instrument 20051014-0124174, dated September 26, 2005, Register's Office for said County.

This conveyance is subject to Restrictive Covenants and ByLaws of record in Book 6146, Page 241 amended in Book 6150, Page 585; Book 6259, Page 862; Book 6396, Page 504; and Book 7303, Page 232; and Book 6146, Page 276, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 5800, Page 267, said Register's Office.

This conveyance is subject to any and all zoning regulation; setback requirements, general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 309 Leisure Court, Antioch, TN 37013

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, 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 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 23rd day of September, 2016.

Ronald Neal

BILL GARRETT, Davidson County
Trans: T20160084416 DEEDWARR
Recvd: 09/26/16 13:56 2 pgs
Fees: 13.00 Taxes: 408.30

20160926-0101333

STATE OF NC
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Neal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at UPS, this 22 day of September, 2016.

My Commission Expires: August 16, 2021 Christopher M. Lineberry
Notary Public

NOTARY PUBLIC
CHRISTOPHER M. LINEBERRY
Forsyth County
My Commission Expires
August 16, 2021
NORTH CAROLINA