BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160114616 DEEDWARR
Recvd: 12/29/16 12:37 2 pgs
Fees:13.00 Taxes:1665.00
20161229-0136863

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hidden Valley Development, LLC, a Tennessee limited liability company	NEW OWNER	117-05-135.00
(NAME) 209 Heather Cir.	(NAME)	
(ADDRESS) Brentwood TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **IRA Innovations, LLC. fbo Fred B. Smith IRA,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hidden Valley Development, LLC, a Tennessee limited liability company,** 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:

Land in Davidson County, Tennessee, being Lots 13 & 14, BLOCK C, REVISED PLAN OF LIFE & CASUALTY INSURANCE COMPANY'S SUBDIVISION OF WOODMONT ACRES, as shown on plat of record in Plat Book 843, Page 102, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to IRA Innovations, Inc. fbo Fred B. Smith IRA by Warranty Deed from W. Stokley Donelson III and wife, Ann Catherine Donelson and Daniel Andrew Donelson, unmarried, recorded on the 29th day of March, 2012 in Instrument No. 20120329-0026678, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 3501 Ruland Place, Nashville, TN 37215
(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, 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Authentisign ID: 6EBB2AFB-E36D-45ED-BCF5-8CF60BEE169C

Witness my/our hands this 22 day of December, 2016.

IRA INNOVATIONS, LLC. FBO FRED B. SMITH IRA

By: William P. Gulas

Its: Authorized Representative

State of
County of

Personally appeared before me, a notary public in and for the state and county aforementioned, William P. Gulas with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Authorized Rep of IRA Innovations, LLC. fbo Fred B. Smith IRA and that he/she as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself/herself as Authorized Representative

WITNESS my hand and seal this 22 day of December, 2016.

Notary Public
My Commission Expires: July 7, 2020

File No.: 11726

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