29380-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170010417 DEEDWARR
Recvd: 02/03/17 13:09 2 pgs
Fees:13.00 Taxes:462.50
20170203-0011831

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$125,000.00**.

Affiant

Subscribed and sworn to before me, this the 1st day of February, 2017.

Notary Public

My commission expires: 7-3-17
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Todd Cooper	**OWNER**	**Map 173-05-0 Parcel 003.00**
7767 Lynnle Way		
Hixson, TN 37343		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Entrust Tennessee Inc. FBO Richard Powers, Jr. IRA NKA IRA Innovations LLC, an Alabama limited liability company, FBO Richard Powers, Jr. IRA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Todd Cooper

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 Lot No. 18 on the Plan of Section II-B, Monte Carlo, of record in Book 5050, Page 99, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Entrust Tennessee INC FBO Richard Powers, JR IRA, by Deed dated September 10, 2010 from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20100922-0075423, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 5050, Page 99, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 5196, Page 649, Register's Office for Davidson County, Tennessee. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **632 Cedarmont Drive, Antioch, Tennessee 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 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/our hand(s) this 1st day of **February, 2017.**

Entrust Tennessee INC FBO Richard Powers, JR IRA, NKA IRA Innovations LLC, an Alabama limited liability company, FBO Richard Powers Jr. IRA

BY: _____
William P. Gulas, as authorized agent

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **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 to be **authorized agent** of **Entrust Tennessee Inc. FBO Richard Powers, Jr. IRA NKA IRA Innovations LLC, an Alabama limited liability company, FBO Richard Powers, Jr. IRA** the within named bargainor, and that he, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **William P. Gulas** as **authorized agent.**

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **February, 2017.**

_____
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