WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170014063 DEEDWARR
Recvd: 02/16/17 10:08 4 pgs
Fees:23.00 Taxes:1110.00

20170216-0015940

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Dennis W Overlock
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of February, 2017

Notary Public

MY COMMISSION EXPIRES: 2-6-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

Return to: File #11573

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dennis Overlock Susan Overlock	NEW OWNER	12911001700
(NAME)	(NAME)	
6422 Harding Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, I/WE , **Ira Innovations, LLC an Alabama limited liability company FBO Thomas Alsup IRA account number 2101337, as to an undivided 82% interest (the "IRA Interest"), and Thomas Alsup, married, as to an undivided 18% interest (the "Individual Interest"), the said and IRA Interest and the Individual Interest, as they relate to each other, being held as tenants in common,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dennis Overlock and Susan Overlock, husband and wife,** 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. 1001 on the Plan of West Meade Farms, Inc., Sections 6-A, of record in Book 2854, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 1001 fronts 197.6 feet on the northerly side of Harding Road (U.S. 70S) and extends back 237.5 feet on the westerly line and 217 feet on the easterly line, to a dead line in the rear, which is a broken line, measuring 202 feet thereon.

Being the same property conveyed to Ira Innovations, LLC an Alabama limited liability company FBO Thomas Alsup IRA account number 2101337, as to an undivided 82% interest (the "IRA Interest"), and Thomas Alsup, married, as to an undivided 18% interest (the "Individual Interest"), the said and IRA Interest and the Individual Interest, as they relate to each other, being held as tenants in common, by deed of record in Instrument No. 20151013-0103928 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 6422 Harding Pike, Nashville, TN 37205
(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.

Witness my/our hands this 3rd day of February, 2017.

Ira Innovations, LLC an Alabama limited liability company FBO Thomas Alsup IRA account number 2101337, as to an undivided 82% interest (the "IRA Interest"), and Thomas Alsup, married, as to an undivided 18% interest (the "Individual Interest"), the said and IRA Interest and the Individual Interest, as they relate to each other, being held as tenants in common

Thomas Alsup

State of Tennessee
County of DAVIDSON

Personally appeared before me Thomas Alsup, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of February, 2017.

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO

Notary Public
My Commission Expires: 1-6-19

STATE OF _____
COUNTY OF _____

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared _____ 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 the _____ of Ira Innovations, LLC an Alabama limited liability company FBO Thomas Alsup IRA account number 2101337, and that he as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of Ira Innovations, LLC an Alabama limited liability company FBO Thomas Alsup IRA account number 2101337, by himself/herself as _____.

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/our hands this 3rd day of February, 2017.

Ira Innovations, LLC an Alabama limited liability company FBO Thomas Alsup IRA account number 2101337, as to an undivided 82% interest (the "IRA Interest"), and Thomas Alsup, married, as to an undivided 18% interest (the "Individual Interest"), the said and IRA Interest and the Individual Interest, as they relate to each other, being held as tenants in common

Thomas Alsup

State of Tennessee
County of _____

Personally appeared before me Thomas Alsup, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of February, 2017.

Notary Public
My Commission Expires: _____

STATE OF Alabama
COUNTY OF Shelby

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared William P. Gilas 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 the Authorized Rep of Ira Innovations, LLC an Alabama limited liability company FBO Thomas Alsup IRA account number 2101337, and that he as such William P. Gilas executed the foregoing instrument for the purposes therein contained, by signing the name of Ira Innovations, LLC an Alabama limited liability company FBO Thomas Alsup IRA account number 2101337, by himself/herself as Authorized Representative.

Witness my hand and official seal in Birmingham, Al, this the 10 day of February, 2017.

Notary Public
My commission expires:
File No.: 11573

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