RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$219,550.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of March, 2017.

Notary Public

My commission expires: 8-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
IRA Innovations, LLC FBO THOMAS ALSUP, IRA	IRA Innovations, LLC FBO THOMAS ALSUP, IRA	**146-04-0-187.00**
100 Concourse Pkwy, Suite 275	100 Concourse Pkwy, Suite 275	BILL GARRETT, Davidson County Trans:T20170021719 DEEDWARR Recvd: 03/14/17 11:47 2 pgs Fees:13.00 Taxes:812.34
Hoover, AL 35244-2855	Hoover, AL 35244-2855	20170314-0024938

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,

LACY E. FLEMING, NOW KNOWN AS LACY DELON AND WIFE, RACHAEL DELON
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IRA Innovations, LLC, an Alabama limited liability company FBO "Thomas Alsup", 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:

Land in Davidson County, Tennessee, being Lot(s) 3B, as shown on the map entitled Zone Lot Division of Lot 3, Magnolia Hall, of record in Plat Book 5800, page 197 amended in Book 5200, page 797, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LACY E. FLEMING, A SINGLE WOMAN, by deed from KENNETH R. TAYLOR AND WIFE,E BRENDA B. TAYLOR, of record in Instrument No. 20140806-0070641, dated July 21, 2014, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 4792 Trousdale Drive, Nashville, TN 37220.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 9th day of March, 2017.

Rachael Delon

RACHAEL DELON

State of Tennessee)
County of Davidson)

On this 9 day of March, 2017, before me personally appeared, **RACHAEL DELON,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 8/20/19 Paula J. Brooks
Notary Public

PAULA J. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-20-2019

Witness my/our hand(s) this 10th day of March, 2017.

Lacy Delon

LACY DELON

State of Tennessee)
County of Davidson)

On this 10th day of March, 2017, before me personally appeared, **LACY DELON,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her free act and deed.

My Commission Expires: 8-20-2019 Emily H. Prophet
Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY