BILL GARRETT, Davidson County
Trans:T20170021970 DEEDWARR
Recvd: 03/15/17 08:58 2 pgs
Fees:13.00 Taxes:813.63
20170315-0025200

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Harold G. Stovall
306 Seneca Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
new owner

MORTGAGEE
SWBC
9311 San Pedro, Suite 100
San Antonio, TX 78216

MAP 096
GROUP 05 0
PARCEL 142.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **IRA Innovations LLC FBO Jack Holt IRA** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Harold G. Stovall,** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit: a single man

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Woodberry Park, as of record in Book 2133, Page 117, Register's Office for said County.

Said Lot No. 171 fronts 64 feet on the southwesterly side of Seneca Drive and runs back between lines 151.9 feet on the northerly line and 155 feet on the southerly line, to a dead line in the rear, which is a broken line, on which it measures 82 feet.

Being the same property conveyed to IRA Innovations LLC fbo Jack Holt IRA by deed from Lori Ann Laney, of record in Instrument No. 20160114-0004126, Register's Office for said County, dated January 14, 2016, and Recorded on January 14, 2016

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 2133, Page 117, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 306 Seneca Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harold G. Stovall, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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.

Read & Approved

WITNESS our hands this the 10th day of March, 2017.

IRA Innovations LLC FBO Jack Holt IRA

By: William P. Gulas, Authorized Representative

STATE OF Alabama
COUNTY OF Shelby)

Before me, the undersigned authority of the State and County aforesaid, 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 Representative** of **IRA Innovations LLC FBO Jack Holt IRA**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 10th day of March, 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

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $219,900.00.

AFFIANT

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

NOTARY PUBLIC
My Commission Expires: _____

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020