WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$75,000.00.**

Affiant

Subscribed and sworn to before me this 27 day of March, 2017

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
IRA Innovations, LLC FBO 2102594 IRA	SAME	060110AO1100CO
P.O. Box 360750		
Birmingham, AL 35236		

Davidson County DEEDWARR
Recvd: 03/29/17 08:16 2 pgs
Fees:13.00 Taxes:277.50
20170329-0030254

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joe Claybon and Barbara J. Claybon, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **IRA Innovations, LLC FBO 2102594 IRA**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Pine Ridge Subdivision, Section 2, of record in Book 6900, Page 484, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joe Claybon from Secretary of Housing and Urban Development of Washington, D.C. by Cash Deed for Tennessee on September 10, 2008, of record in Instrument Number 20080915-0093970, Register's Office for Davidson County, Tennessee. Further conveyed to Joe Claybon and Barbara J. Claybon, husband and wife from Joe Claybon by Quitclaim Deed on September 10, 2008, of record in Instrument Number 20080915-009397, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Page 484, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7708, Page 1; Book 7396, Page 837; Book 7547, Page 865 and Book 10886, Page 791, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7903, Page 352, Register's Office for Davidson County, Tennessee.

This is improved property known as: **201 Green Branch Court, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 27, 2017.

Joe Claybon

Barbara J. Claybon

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joe Claybon and Barbara J. Claybon,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 27, 2017

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN