BILL GARRETT, Davidson County
Trans:T20170043660 DEEDWARR
Recvd: 05/23/17 10:05 2 pgs
Fees:13.00 Taxes:181.30
20170523-0051023

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $49,000.00

Affiant

Subscribed and sworn to before me, this 10th day of May, 2017

Notary Public
My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
IRA Innovation, LLC FBO 1722 Dr. D.B. Todd Jr. Boulevard Nashville, TN 37208	Same	081-11-0-163.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christine B. Hailey and Robert W. Abernathy,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **IRA Innovation, LLC FBO Rodney Williams IRA,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the southwesterly part of Lot No. 396 on the Map of D.T. McGavock and Others' Addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, and described according to a survey made by Louis D. Justice, Surveyor, May 3, 1950, as follows:

Beginning at a point in the easterly margin of Eighteenth Avenue, North, at an iron stake, which is 518.75 feet North of the North margin of Wheless Street at the corner of Lots No. 395 and 396; thence with the line between said lots, Easterly 90 feet to an iron stake; thence northerly, parallel to the East margin of Eighteenth Avenue, North 50.83 feet to the beginning.

Being the same property conveyed to James H. Brown and wife, Georgia May Brooks Brown, by deed from R.K. Smith and Arch Bishop, Jr., of record in Book 1950, Page 541, Register's Office for Davidson County, Tennessee; the said parties were divorced and the interest of Georgia May Brooks Brown was conveyed to James H. Brown by deed of record in Book 2043, Page 99, Register's Office for Davidson County, Tennessee; the said James H. Brown died testate on the 14th day of October, 1999, a resident of Davidson County, Tennessee; his Last Will and Testament is of record in Will Book 231, Page 714, in the Probate Court Clerk's Office for Davidson County, Tennessee, to which reference is made. The said Gladys B. Hardin was appointed Executrix of the Estate of James H. Brown, deceased, by order of the Probate Court for Davidson County, Tennessee, of record in case number 99P-1815, to which reference is hereby made. Said property was conveyed to Gladys B. Hardin, an individual, and Christine B. Hailey, an individual, by Warranty Deed from Gladys B. Hardin, Executrix for the Last Will and Testament of James H. Brown, deceased, dated July 6, 2004 of record as Instrument No. 20040707-0080799, Register's Office for Davidson County, Tennessee. Said Gladys B. Hardin died testate on the 20th day of February, 2011, a resident of Davidson County; her Last Will and Testament is of record as Instrument No. 20120130-008260, Register's Office for Davidson County, Tennessee; The said Robert W. Abernathy was appointed Executor of the Estate of Gladys B. Hardin, deceased, by order of the Probate Court for Davidson County, Tennessee, of record in case number 11P-560, to which reference is hereby made.

Being also known as 1722 Dr. D.B. Todd Jr. Boulevard, Nashville, Tennessee 37208.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1722 Dr. D.B. Todd Jr. Boulevard, Nashville, TN 37208

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 10th day of May, 2017.

Christine B. Hailey

Robert W. Abernathy

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christine B. Hailey and Robert W. Abernathy,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 10th day of May, 2017.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2017045197