BILL GARRETT, Davidson County
Trans: T20170060747 DEEDWARR
Recvd: 07/17/17 10:56 2 pgs
Fees: 13.00 Taxes: 762.20
20170717-0071511

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 $206,000.00

Adrianna Haraldson
Affiant

Subscribed and sworn to before me, this 11th day of July, 2017.

Annette Belyea
Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
Connor Reid Lamberson	SWBC	107-13-0-068.00
1208 Ainlay Drive	9311 San Pedro, Suite 125	
Nashville, TN 37217	San Antonio, TX 78216	

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, **IRA Innovations, LLC and fbo Charles Hardin IRA,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Connor Reid Lamberson and Kimberly Rose Lamberson, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot(s) 316, as shown on the map entitled Map of Miro Meadows, Second Addition, of record in Book 1424, page 112, 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 IRA Innovations LLC FBO Charles J. Hardin IRA by Warranty Deed from Buying Houses, LLC, a Tennessee limited liability company dated May 6, 2016 of record as Instrument No. 20160511-0046854, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Buying Houses, LLC, from The Ainlay Drive Trust, Trey Cain, Trustee, by Warranty Deed and recorded on April 15, 2016 of record Instrument Number 20160415-0036306, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to The 1208 Ainlay Drive Trust by Warranty Deed from Theodore D. White dated March 11, 2016 of record as Instrument No. 20160316-0024895, Register's Office for Davidson County, Tennessee. Said Warranty Deed was corrected by Scrivener's Affidavit to correct the Grantor to The Ainlay Drive Trust, Trey Cain Trustee of record as Instrument No. 20170717-0071510, Register's Office for Davidson County, Tennessee.

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 **1208 Ainlay Drive, Nashville, TN 37217.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 1424, Page 112; (2) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4288, page 373; of record in the Register's Office for Davidson County, Tennessee.

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 11th day of July, 2017.

IRA Innovations, LLC
fbo Charles Hardin IRA

By: _____

Its: Authorized Representative

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF WILLIAMSON Shelby

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Willie P. Gibbs Authorized Rep. the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Rep.

Witness my hand and official seal at Brentwood, Tennessee, this the 11th day of July, 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

FILE NO: 2017065323