WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/11/17 09:45 2 pgs
Fees:13.00 Taxes:551.30
20170811-0082325

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $149,000.00.

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 3rd day of August, 2017.

Notary Public
My Commission expires: 7/8/19
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 William Lain IRA	SAME	072-03-0-083.00
P.O. Box 160772		
Nashville, TN 37216		

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, **Charles R. Gundlach**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **IRA Innovations, LLC, FBO William Lain IRA**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly one half (1/2) of Lot No. 249 on the Map of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

Said westerly one half of Lot No. 249 fronts 50 feet on the southerly side of Stratford Avenue and runs back between parallel lines 205 feet to a dead line.

Being the same property conveyed to Alyne R. Gundlach by Final Decree of Divorce from George C. Gundlach, Jr. on October 26, 1963, noted in Book 107, page 105 and record in Deed Book 3646, page 7, Register's Office for Davidson County, Tennessee. The said Alyne R. Gundlach died testate, on December 29, 2015. Her Last Will and Testament was admitted to Probate at Cause No. 16P-302, Probate Court for Davidson County, Tennessee. Said Last Will and Testament devised said property to her son and sole heir at law, Charles Rutherford Gundlach, as further evidenced by Affidavit of Heirship of record in Instrument Number 20160831-0091126, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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

- Subject to all matters as shown on the Plan of record in Book 332, page 101, Register's Office Davidson County, Tennessee.

This is improved property known as: **1322 Stratford Avenue, Nashville, TN 37216**

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 August 3, 2017.

Charles Rutherford Gundlach

Charles Rutherford Gundlach

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles Rutherford Gundlach** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 3, 2017

My commission expires 7/6/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021