WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$162,500.00.**

Lee Ann Maloney
Affiant

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

Notary Public
My Commission expires: 11-5-2019
(Affix Seal)

CARL E. DUNPHY II NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2019
STATE OF TENNESSEE

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 Floyd H. Flanigan Jr. IRA	SAME	09110018900
P.O. Box 360750		
Birmingham, AL 35236		

Davidson County DEEDWARR
Recvd: 08/16/17 09:53 2 pgs
Fees:13.00 Taxes:601.25
20170816-0083941

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, **Anthony S. Burnett**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **IRA Innovations LLC FBO Floyd H. Flanigan Jr. IRA**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 75 on the Plan of Urbandale, Section 1, of record in Book 1835, Page 45, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Roger D. Richardson et ux Suzanne Richardson from Leroy Wheat et ux Vera Godwin Wheat by Warranty Deed on August 11, 1977, of record in Book 5183, Page 401, Register's Office for Davidson County, Tennessee. Further conveyed to Suzanne B. Richardson from Roger D. Richardson by Quitclaim Deed on November 24, 2000, of record in Instrument Number 20001213-0122748, Register's Office for Davidson County, Tennessee. Further conveyed to Anthony S. Burnett from Suzanne B. Richardson by Quitclaim Deed on March 7, 2016, of record in Instrument Number 20160307-0021323, 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 1835, Page 45, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5513 Winn Avenue, Nashville, TN 37209**

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 11, 2017.

Anthony S. Burnett

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and Official Seal at office this August 11, 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: 5-3-2021

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