NEW OWNER:

IRA INNOVATIONS LLC FBO THOMAS GORMAN IRA
P. O. BOX 360750
BIRMINGHAM, AL 35236

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-1362

Map & Parcel 12908002300

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20170075196 DEEDWARR
Recvd: 08/29/17 10:18 3 pgs
Fees:18.00 Taxes:1480.00
20170829-0088562

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Thousand and 00/100 Dollars ($400,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LOWELL T. GORMAN and wife, JAIMIE R. GORMAN,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **IRA INNOVATIONS LLC, FBO THOMAS GORMAN IRA, its successors and/or assigns,** ("Grantee"), the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 40 on the Plan of Warner Park Valley, Section 1, as shown on the plat of the same of record in Plat Book 3600, Pages 12, 13 and 14, and as amended in Book 3702, Page 465 in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to LOWELL T. GORMAN and JAIMIE R. GORMAN, by Quitclaim Deed from Lowell T. Gorman and Jaimie A. Ragghianti, NKA Jaimie R. Gorman, dated November 10, 2016, and of record in Instrument Number 20170517-0049064, in the Register's Office for Davidson County, Tennessee Further reference is made to Warranty Deed of record in Instrument Number 20140502-0037163, in said Register's Office. Jaimie A. Ragghianti is now known as Jaimie A. Gorman by subsequent marriage to Lowell T. Gorman.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1043 PERCY WARNER BLVD, NASHVILLE, TN 37205**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and/or assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 3600, Pages 12, 13 and 14, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 24th day of August, 2017.

LOWELL T. GORMAN

JAIMIE R. GORMAN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LOWELL T. GORMAN and wife, JAIMIE R. GORMAN**, 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 office this 24th day of August, 2017.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$400,000.00** .

Debbie A. Sorkin

AFFIANT

Sworn to and subscribed to before me this 24th day of August, 2017.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018