34045

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34045-12-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me this 29th day of December, 2017. Notary Public My Commission Expires: 10-7-2019

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Justin K. Johnson, Victoria M. Johnson 1209 S. Graycroft Avenue Madison, TN 37115	New Owner	Map and Parcel No.: 051 06 0 035 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **IRA Innovations, LLC fbo Richard Norris IRA**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin K. Johnson and Victoria M. Johnson, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1209 S. Graycroft Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Bill Garrett Davidson County
Batch# 42948 DEEDWARR
12/29/2017 02:10:30 PM 4 pgs
Fees: $23.00 Taxes: $1,147.00
20171229-0132439

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of December, 2017.

IRA Innovations, LLC fbo Richard Norris IRA

BY: _____
William P. Gulas, Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named William P. Gulas, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Representative of IRA Innovations, LLC fbo Richard Norris IRA, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of December, 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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Oakland Acres, Section III, of record in Book 2133, page 34, Register's Office for said County.

Said Lot No. 25 fronts 110 feet on the east side of Graycroft Avenue and runs back between lines, 324.5 feet on the north line and 325.6 feet on the south line, to a dead line, which is a broken line, measuring 190 feet thereon.

Being the same property conveyed to IRA Innovations, LLC fbo Richard Norris IRA by deed dated April 18, 2016 from John W. Williams and wife, L. Pearl Williams of record in Instrument No. 20160428-0041503, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from John W. Williams and L. Pearl Williams, Trustees of the John W. Williams and L. Pearl Williams Revocable Living Trust dated _____ and recorded in Inst. No. 201712290132438, Register's Office for Davidson, County , Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 051 06 0 035 00.
2. All matters appearing on the Plan of record as Book 2133, page 34, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

