WARRANTY DEED

Bill Garrett Davidson County
Batch# 57308 DEEDWARR
02/09/2018 12:56:31 PM 2 pgs
Fees: $13.00 Taxes: $222.00

20180209-0013349

J-RTE-18-4481-H

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
IRA Innovations LLC FBO Les Lazarus IRA **IRA Innovations LLC FBO Dan Heichelbech IRA**	**New Owner**	
(NAME)	(NAME)	
3213 Toddway Court		**057-00-0-050.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LARRY COX, JR.**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IRA INNOVATIONS LLC FBO LES LAZARUS IRA AND IRA INNOVATIONS LLC FBO DAN HEICHELBECH IRA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of the Kemp Lands, not of record, described according to a survey made by John Setters, as follows:

Beginning on the Southerly margin of Tax Hyde Road at the corner of Lots Nos. 4 and 5; thence with the line between said two lots South 16 degrees West 1016 feet; thence North 11 1/2 degrees west; thence North 82 1/2 degrees west 215 feet; thence North 82 degrees West 297 feet; thence North 82 degrees West 283 feet; thence North 12 degrees West 297 feet; thence North 3 degrees West 330 feet; thence North 5 degrees West 100 feet; thence North 3 degrees West 475 feet to the Southerly margin of said road; thence with said road South 69 1/2 degrees east 312 feet; thence South 68 degrees East 474 feet; thence South 58 degrees East 554 feet to the beginning, containing 28.2 acres, more or less.

Including but excluding from the above property the following two tracts of land:
Tract 1: beginning at the margin of the Old Tax Hyde Road now know as the new Sulphur Creek Road, and the northeast corner of the land conveyed to T.B.I. Raymer and wife, Opal Raymer, by deed from Jim Henderson and wife, of record in Book 1582, page 600, Register's office for said County and being the Southeast corner of the land formerly conveyed by Jim Henderson and wife, to Mrs. Susie Blunkall Henderson, of record in Book 1422, Page 277, said Registers Office; thence in a Westerly direction and with the said Susie Blunkall Henderson line, 322 feet to an iron pin on the side of the hill; thence in a Southerly direction 276 feet to an elm tree and being the Southwest corner of the Raymer land; thence in an Easterly direction 295 feet to the margin of said New Sulphur Creek Road; thence in a Northerly direction, and with the Westerly margin of said New Sulphur Creek Road, 340 feet to the point of beginning.

Tract 2: beginning at a stake in the Southerly margin of the Tax Hyde Road opposite a ravine 800 feet from the Northeast corner of a tract of land conveyed to Jim Henderson, et ux by Eugene R. Kemp, tux, as of record in Book 1389, page 385; Register's Office for said County, and being a part of said tract; thence South 27 1/2 degrees West 216 feet, following said ravine to a stake with elm pointers; thence North 67 1/2 degrees West 420 feet to a stake on side of a hill; thence North 27 1/2 degrees East 216 feet to the Southerly margin of said Tax Hyde Road; thence with same, in an easterly direction 420 feet to the beginning, containing 2 acres, more or less including but excluding therefrom a small lot reserved in previous transactions for rights to a spring that does not belong to this property being 4 poles square and on the South side of said Tax Hyde Road, the location will have to be determined by the property owners.

Included in the above description but Expressly Excluded therefrom is the following parcel of land:

Land in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee, being Lot No. 5 on the Plan of the Kemp Lands, not of record, described according to a survey made by E. Davis, Surveyor, as follow:

Read + Approved

Beginning on the Southerly margin of Sulphur Creek Road at North Westerly Corner of S. S. Duke's tract thence with said Duke's Westerly line S 16 degrees W. 1016 feet, more or less, to a point; thence N 25 degrees 30' W. 297 feet; thence N 82 degrees 30' W. 215 feet; thence N 82 degrees W 50 feet to the S.E. corner of Archie Phillips tract; thence along Easterly line of said Phillips tract N 16 degrees E. 967 feet, more or less, to the Southerly margin of Sulphur Creek Road; thence along the Southerly margin of said Sulphur Creek Road S 58 degrees East 426 feet to the point of beginning.

Being the same property conveyed to Ronald M. McClaron by Warranty Deed from Mattie J. Phillips, of record in Instrument No. 20050804-0091910, in the Register's Office of Davidson County, Tennessee, dated July 21, 2005 and recorded on August 04, 2005.

Being the same property conveyed to Larry Cox, by Order from Maria M. Salas, Clerk and Master, of record in Instrument No. 20170607-0057002, in the Register's Office of Davidson County, Tennessee, dated April 25, 2017 and recorded on June 07, 2017.

**For the purpose of this conveyance, the subject property was not the Grantor's primary residence.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4481 Sulphur Creek Rd., Nashville, Tennessee 37218**.

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; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hand(s) this the 31st DAY OF JANUARY, 2018.

Larry Cox, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LARRY COX, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2018.

Notary Public
My Commission Expires: 2-25-19
(SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212