Bill Garrett Davidson County
Batch# 104641 DEEDWARR
06/14/2018 11:11:59 AM 2 pgs
Fees: $13.00 Taxes: $555.00
20180614-0057192

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18235

Send Tax Bills To:

SAME / NEW OWNER

New Owner is:
Curtis L. Starkey
Gwendolyn C. Starkey
1021 Brittany Park Drive
Antioch, TN 37013

MAP: 162-12-0A-010.00 CO
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **IRA Innovations, LLC., fbo Richard Powers, IRA #2112708**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Curtis L. Starkey, an unmarried man, and Gwendolyn C. Starkey, an unmarried woman, as Tenants in Common**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 1021 Brittany Park Drive, Antioch, TN 37013

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in the Second (2nd) Civil District of the County of Davidson, State of Tennessee and being known and designated as follows, to wit:

BEING Lot No. 10, Phase 1A, Brittany Park Subdivision, a Planned Unit Development, as shown of record in Plat Book 9700, Page 46, in the Register's Office of Davidson County, Tennessee, to which reference is here made for a more particular description thereof.

BEING the same property conveyed to IRA Innovations, LLC f/b/o Richard Powers, IRA #2112708, by Warranty Deed from Larry Hayes and wife, Jennifer Hayes, dated 2/17/14 and recorded 2/19/14 in Instrument No. 20140219-0014245, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple; and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8 **day of June, 2018.**

GRANTOR:

IRA Innovations, LLC., fbo Richard Powers, IRA #2112708

By: William P. Gulas,

Its: Authorized Representative

ACKNOWLEDGEMENT

STATE OF Alabama)
COUNTY OF Shelby)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **William P. Gulas for IRA Innovations, LLC., fbo Richard Powers, IRA #2112708,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 8th **day of June, 2018.**

INGRID ELISHA HOLCOMBE
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 07, 2020

Notary Public
My Commission Expires: July 7, 2020

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

SWORN TO and subscribed
before me this 12 **day of June, 2018.**

NOTARY PUBLIC
My commission expires:

M. LYNN BODDEN
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.