This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: O-VREES-18-4481

ADDRESS NEW OWNER:
William Van Zandt
220 Rolling Fork Court
Nashville, TN 37205

SEND TAX BILL TO:

new owner

Karen Y Johnson Davidson County
Batch# 145143 **DEEDWARR**
09/25/2018 03:24:29 PM 4 pgs
Fees: $23.00 Taxes: $851.00

20180925-0095106

MAP 057
GROUP 00 0
PARCEL 050.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **IRA Innovations LLC FBO Les Lazarus IRA and IRA Innovations LLC FBO Dan Heichelbech IRA** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **William Van Zandt and Jamie Van Zandt,** husband and wife hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located 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 known 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:

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 IRA Innovations LLC FBO Les Lazarus IRA and IRA Innovations LLC FBO Dan Heichelbech IRA by Warranty Deed from Larry Cox, Jr., filed for record on February 9, 2018, in Instrument Number 20180209-0013349, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:
1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 4481 Sulphur Creek Road, 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 William Van Zandt and Jamie Van Zandt, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this the 31st day of August, 2018.

IRA Innovations LLC FBO Les Lazarus IRA

Elisha Holcombe
By: Elisha Holcombe, as Authorized Representative

STATE OF Alabama)
COUNTY OF Shelby

Before me, the undersigned authority of the State and County aforesaid, personally appeared Elisha Holcombe, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Authorized Representative** of **IRA Innovations LLC FBO Les Lazarus IRA**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 31st day of August, 2018.

Stephanie Kelly
NOTARY PUBLIC
My Commission Expires: 6/27/22

STEPHANIE KELLY MY COMMISSION EXPIRES NOTARY PUBLIC JUNE 27 2022 ALABAMA STATE AT LARGE

WITNESS our hands this the 31st day of August, 2018.

IRA Innovations LLC FBO Dan Heichelbech IRA

Elisha Holcombe
By: Elisha Holcombe, as Authorized Representative

STATE OF Alabama)
COUNTY OF Shelby)

Before me, the undersigned authority of the State and County aforesaid, personally appeared Elisha Holcombe, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Authorized Representative** of **IRA Innovations LLC FBO Dan Heichelbech IRA**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 31st day of August, 2018.

Stephanie Kelly
NOTARY PUBLIC
My Commission Expires: 6/27/22

STEPHANIE KELLY MY COMMISSION EXPIRES NOTARY PUBLIC JUNE 27 2022 ALABAMA STATE AT LARGE

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $230,000.00.

Brian Mitchell

AFFIANT

Subscribed and sworn to before me on this 31st day of August, 2018.

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

Dana Delworth

NOTARY PUBLIC
My Commission Expires: 7/6/20