THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Y Johnson Davidson County
Batch# 155090 DEEDWARR
10/30/2018 11:26:30 AM 3 pgs
Fees: $18.00 Taxes: $490.25
20181030-0107316

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| IRA Innovations, LLC fbo Kimberly R. Gordon IRA & IRA Innovations, LLC fbo Daniel Gordon IRA<br>1749 Charity Drive<br>Brentwood, TN 37027 | -SAME AS NEW OWNER- | 104-02-OA-019.00 |

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **Bent Creek Properties, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto **IRA Innovations, LLC, fbo Kimberly R. Gordon IRA, a 90% undivided interest and IRA Innovations, LLC fbo Daniel Gordon IRA, a 10% undivided interest**, hereinafter called the Grantees, their successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Unit No. 19 on the Plan of Acklen Place Condominiums, of record in Plat Book 5200, page 503, Register's Office for said County, to which plan reference is here made for a more complete description, together with the appurtenant interest in the common elements of Acklen Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6045, Page 173, amended in Book 7011, Page 177 and Book 11237, Page 290, said Register's Office.

Being the same property conveyed to Bent Creek Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Ronnie D. Wilkins and wife, Elaine G. Wilkins of record in Instrument No. 20160301-0019506, recorded 3/1/2016, Register's Office for Davidson County, Tennessee. As covered by ScrivenersAffidavit of record in Instrument No. 20160426-0040755, Register's Office.

This is improved property known as 201 Acklen Park Dr #19, Nashville, Tennessee 37203.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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** 23rd **day of** October, **2018:**

**Bent Creek Properties, LLC**

**By:** Ronnie Wilkins

**Name:** Ronnie Wilkins
**Title:** Member

**By** Elaine Wilkins

**Name:** Elaine Wilkins
**Title:** Member

**STATE OF Tennessee** )
)
**COUNTY OF** Fayette )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Ronnie Wilkins**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the **Member** of **Bent Creek Properties, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Bent Creek Properties, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 23rd day of October, 2018:

NOTARY PUBLIC

My Commission Expires: 7-28-21

KELLY BERRYMAN STATE OF TENNESSEE NOTARY PUBLIC FAYETTE COUNTY

**STATE OF Tennessee** )
)
**COUNTY OF** Fayette )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Elaine Wilkins**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged herself to be the **Member** of **Bent Creek Properties, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **Bent Creek Properties, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 23rd day of October, 2018:

NOTARY PUBLIC

My Commission Expires: 7-28-21

KELLY BERRYMAN STATE OF TENNESSEE NOTARY PUBLIC FAYETTE COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $132,500.00:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 24th DAY OF October, 2018:

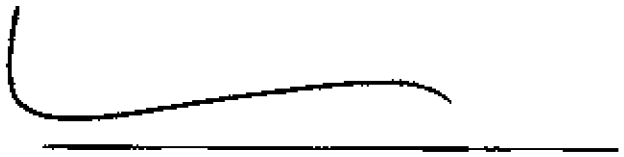
Notary Public

My Commission Expires: 6/13/22

LORI C. WARREN WILLIAMSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

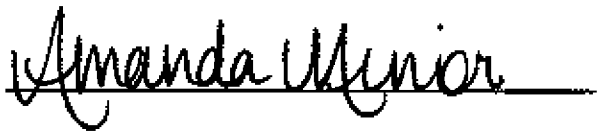
**Certification of Authenticity**
**for Electronically Filed Document**

I, **W. Aaron Fortner**, 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.



State of Tennessee )
)
County of Williamson )

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

