Karen Y Johnson Davidson County
Batch# 176164 DEEDWARR
12/19/2018 03:52:42 PM 2 pgs
Fees: $13.00 Taxes: $1,331.63

20181219-0123553

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $359,900.00.

Affiant

Subscribed and sworn to before me this 10 day of December, 2018

Notary Public
My Commission expires: 7/6/20
(Affix Seal)

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

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Joshua Lefler	same as new	091100R00200CO
5513 Winn Avenue Unit #B		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **IRA Innovations LLC FBO Floyd H. Flanigan Jr., IRA**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Joshua Lefler and Vanessa Lefler, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit "B" of The Plan of DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR 5513 WINN AVENUE A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property Regime with Private Elements, as shown on Exhibit "B" of The Plan of DECLARATION OF PROTECTIVE COVENANTS CONDITIONS AND RESTRICTIONS FOR 5513 WINN AVENUE A TOWNHOUSE PLANNED UNIT DEVELOPMENT, a Horizontal Property, of record as Instrument Number 20171207-0125071, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record as Instrument Number 20171207-0125071, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to IRA Innovations LLC FBO Floyd H. Flanigan Jr., IRA from Anthony S. Burnett by Warranty Deed on August 11, 2017, of record in Instrument Number 20170816-0083941, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1835, Page 45, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in Instrument Number 20171207-0125071, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5513 Winn Avenue Unit #B, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BR-18-5513B

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 December 11th, 2018.

IRA Innovations LLC FBO Floyd H. Flanigan Jr. IRA

BY: Elisha Holcombe
Elisha Holcombe
Its: Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

On this 11th day of December, 2018, before me, appeared Elisha Holcombe, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Representative of IRA Innovations LLC and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Authorized Representative acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Cynthia R. Morgan My Commission Expires: 9.9.20
NOTARY PUBLIC

CYNTHIA R. MORGAN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
September 09, 2020