WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

Y-CR-18-2256

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)
LAMAC, LLC	**New Owner**	
(NAME) **4070 Kings Camp Pass**	(NAME)	**073-11-0-112.00**
(ADDRESS) **Arrington, TN 37014**	(ADDRESS)	
(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, **IRA INNOVATIONS, LLC FBO JOSEPH MUTTER IRA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAMAC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 611 Sunser View, Section 8 of record in Plat at Instrument No. 20171018-0106774, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ira Innovations, LLC FBO Joseph Mutter IRA by Warranty deed from Edwin L. Bryan, Trustee, Bryan Family Revocable Living Trust Agreement of record in Instrument No. 20151223-0129236 Register's Office for Davidson County, Tennessee, dated December 03, 2015 and recorded on December 23, 2015.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 28, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20171018-0106774, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2256 Cabin Hill Rd, Nashville, Tennessee 37214**.

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.

Karen Y Johnson Davidson County
Batch# 179314 **DEEDWARR**
12/31/2018 03:25:51 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20181231-0126584

Witness my/our hand(s) this the 27th DAY OF DECEMBER, 2018.

IRA Innovations, LLC FBO Joseph Mutter IRA

BY: _____
William P. Gulas
Authorized Representative

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Shelby

Before me, the undersigned Notary Public, personally appeared WILLIAM P. GULAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the AUTHORIZED REPRESENTATIVE of IRA INNOVATIONS, LLC FBO JOSEPH MUTTER IRA, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED REPRESENTATIVE.

Witness my hand and official seal, this the 27th of December, 2018.

Ingrid Elisha Holcombe
Notary Public
My Commission Expires: July 7, 2020
(SEAL)

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

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