WARRANTY DEED

Karen Johnson Davidson County
Batch# 204530 DEEDWARR
03/12/2019 08:52:59 AM 2 pgs
Fees: $13.00 Taxes: $1,331.63

20190312-0022168

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 day of March V, 2019

Notary Public
My Commission expires: 1/31/23
(Affix Seal)

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:
Samuel K. Chong	New Owner	091N00R00100CO
5513 A Winn Avenue		
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 **Samuel K. Chong**, 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 "A" 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 #A, 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.

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 February 15, 2019.

IRA Innovations LLC FBO Floyd H. Flanigan Jr. IRA

BY: _____

STATE OF Alabama

COUNTY OF Shelby

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared William P. Gale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of IRA Innovations LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

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

_____ My Commission Expires: July 7, 2020
NOTARY PUBLIC

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