Davidson County DEEDWARR
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Fees:13.00 Taxes:133.20
20120328-0026364

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$336,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17TH DAY OF January, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Crook 1130 Warrior Drive Franklin TN 37064	L&H Trust P.O. Box 680854 Franklin TN 37068-0854	Map 096 16 0 Parcel 198.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Dan Heichelbech 50% owner undivided interest
and
IRA Innovations Inc. FBO Les Lazarus IRA 50% owner undivided intest

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Philip Crook

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Lot Number 249B on the plan of zone lot division of Lots 248, 249, 250, 251, 252 and 253, Larchwood Section III, of record in Plat Book 5200, page 540 and amended in Book 6250, page 524, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Dan Heichelbech 50% owner undivided interest,and IRA INNOVATIONS INC. FBO Les Lazarus IRA 50% owner undivided interest, by deed from Dan Heichelbech , dated January 6, 2012, of record in Instrument No. 20120112-0003370 Register's Office for Davidson County, TN.

Investment property only, the Grantor has never resided at subject property and in not subject to homestead exemption.

This conveyance is made subject to the following:
1) 2012 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 3306 Percy Priest Dr, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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 my hand(s) this 17th day of January, 2012.

Dan Heichelbech, Individual

Les Lazarus, Individual

IRA Innovations Inc.
FBO Les Lazarus IRA, By:

Authorized Representative

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Dan Heichelbech and Les Lazarus, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this Nashville day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Shelby

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came William P. Gulas, _____ with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself to be the Authorized Representative respectively of IRA Innovations Inc., the within named bargainor, and corporation, and that he as such appointed William P. Gulas being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the members, as such Authorized Representative, and attesting the same of the corporation, by the said Authorized Representative as such Authorized Representative.

WITNESS my hand and notarial seal at my office at 2477 Valleydale Rd. Birmingham AL, this 17, day of January, 2012

NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 2, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My commission expires:

NICOLE MITCHELL
NOTARY PUBLIC
STATE AT LARGE
ALABAMA

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, 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.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027