Davidson County	DEEDWARR
Recvd: 07/03/13 10:15	3 pgs
Fees:18.00 Taxes:536.50	
20130703-0068742	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF June, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(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 NUMBER:
Ken Baldwin 226 Sterling Rd Hendersonville, TN 37075	Same	Map 074 00 0 Parcel 024.00

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,

IRA Innovations, LLC (f/k/a Entrust Tennessee, Inc) f/b/o Daniel Allen Heichelbech IRA; a 50% undivided interest
&
IRA Innovations, LLC (f/k/a Entrust Tennessee, Inc) f/b/o Les Armin Lazarus IRA; a 50% undivided interest

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

Ken Baldwin

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:

A small tract of land in the 11th Civil District of Davidson County, Tennessee, being known as parts of Lots No. 1 and 2 on Map of Robert Cowley and described partly according to a copy of a survey made September 6, 1952, by Cantrell, Connell and Morrison, Engineers, as follows:

Beginning at an iron pin in the center line of Neely's Bend Road in the South margin of a 50-foot proposed street; thence with the center line of Neely's Bend Road, South 7 deg. 30' West 284 feet, more or less, to low water mark of Cumberland River; thence up said River, North 84 deg. East 180 feet, more or less, to a point in the original southwest corner of a lot marked "K.I. Hauge"; thence with the west line of the Hauge lot, North 4 deg. West 200 feet, more or less, to a cedar post; thence North 7 deg. 30' East 70 feet to the south margin of said proposed street; thence with the margin of said proposed street; South 82 deg. 28' west 147.8 feet to the beginning.

Being the same property conveyed to IRA Innovations, LLC (f/k/a Entrust Tennessee, Inc) f/b/o Daniel Allen Heichelbech IRA; a 50% undivided interest & IRA Innovations, LLC (f/k/a Entrust Tennessee, Inc) f/b/o Les Armin Lazarus IRA; a 50% undivided interest, by deed from Michael Maitland, dated November 3, 2010, of record in Instrument No. 20101105-0088783 Register's Office for Davidson County, TN.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:
1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 2345 Neely's Bend Rd, Madison, TN 37115
(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 27th day of June, 2013.

IRA Innovations, LLC
(f/k/a Entrust Tennessee, Inc)
f/b/o Daniel Allen Heichelbech IRA

By: William P. Gulas
Authorized Representative

IRA Innovations, LLC
(f/k/a Entrust Tennessee, Inc)
f/b/o Les Armin Lazarus IRA

By: William P. Gulas
Authorized Representative

STATE OF Alabama

COUNTY OF Shelby

Personally appeared before me, Deja Elisha Holcombe, a Notary Public of the state and county mentioned, personally appeared William P. Gulas, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be Authorized Representative of IRA Innovations, LLC the within named bargainor, and that he as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by his fee act and will, by signing the name of the corporation and/or LLC, by himself as Authorized Representative, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of June, 2013.

SEAL

NOTARY PUBLIC

INGRID ELISHA HOLCOMBE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 12, 20

My Commission Expires:

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

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

