| | |
|---|---|
| Davidson County | DEEDWARR |
| Recvd: 08/09/13 13:41 | 3 pgs |
| Fees:18.00 Taxes:119.32 | |
| **20130809-0083909** | |

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$32,248.16
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|9th DAY OF August, 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 NUMBERS |
|---|---|---|
| Jeremy R Hicks<br>4921 Salem Dr<br>Nashville, TN 37217 | Same | Map 107 14 0<br>Parcel 046.00 |

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 FBO, Dan Heichelbech IRA 50%
and
IRA Innovations LLC FBO, Les Lazarus IRA 50%

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

Jeremy R Hicks

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:

Being Lot Number 271 on the plan of Miro Meadows, Third Addition, of record in Plat Book 1424, page 116, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to IRA Innovations Inc FBO, Dan Heichelbech IRA 50% andIRA Innovations Inc FBO, Les Lazarus IRA 50%, by deed from Mike Maitland, dated January 7, 2013, of record in Instrument No. 20130125-0008292 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: 991 Briley Parkway, Nashville, TN 37217
(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 9th day of August, 2013.

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

By: _____
Authorized Representative

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

By: _____
Authorized Representative

STATE OF Alabama

COUNTY OF Shelby

Personally appeared before me, Jacob Knight, a Notary Public of the state and county mentioned, personally appeared Ingrid Holcombe, 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 8th day of August, 2013.

JACOB W. KNIGHT
MY COMMISSION EXPIRES
JUN 8 2015
SEAL
SHELBY COUNTY, ALABAMA
NOTARY PUBLIC

_____
NOTARY PUBLIC

My Commission Expires:
June 8 2015

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

