STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 615,000.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 15th day of August, 2013.

Notary Public

My commission expires: _____

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

BILL GARRETT, Davidson County
Trans:T20130071531 DEEDWARR
Recvd: 08/19/13 16:11 2 pgs
Fees:13.00 Taxes:2275.50
20130819-0087281

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAMES M. JACANIN	**NEW OWNER**	**11707004600**
221 LEWISBURG AVE	**SAME**	
FRANKLIN, TN 37064		

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 ACKNOWLEDGE, WE,

STEVEN B. SLONE and WIFE, CLAIRE C. SLONE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IRONWOOD INVESTMENTS, LLC A TENNESSEE LIMITED LIABILITY COMPANY AND JAMES M. JACANIN

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 the easterly part of Lot No. 42 and the westerly part of Lot No. 41, of Block "A", on the Map of the Final Plat of Walter Stokes Home Place, as of record in Book 974, page 92, Register's Office for said County, and described according to a survey made by Blanchard and Parrish, Engineers, June 12, 1941, as follows:
Beginning at a point in the southerly margin of Lombardy Avenue, said point being the northwest corner of the property conveyed to Elton G. Moore, by deed of record in Book 898, page 635, said Register's Office; thence southerly with Moore's westerly line 218.75 feet to an iron stake; thence westerly 122.4 feet to an iron stake, being the southeast of the property conveyed to A.L. Rails et al by two deeds, one of record in Book 1109, page 353, and the other in Book 1079, page 613, said Register's Office; thence northerly with Rails' easterly line 226 feet to a point in the southerly margin of Lombardy Avenue, Rails' northeast corner, said point being 225 feet east of the easterly margin of the Hillsboro Road; thence easterly with the southerly margin of Lombardy Avenue 144.75 feet to the beginning.

BEING THE SAME PROPETY CONVEYED TO STEVEN B. SLONE AND WIFE, CLAIRE C. SLONE BY WARRANTY DEED FROM NELLE LAURIE WEAR A/K/A NELLE B. WEAR, UNMARRIED, DATED 02/27/2002 RECORDED ON 02/28/2002 IN INSTRUMENT NO. 20020228-0025649 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 2007 LOMBARDY AVENUE, NASHVILLE, TN 37215.

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 in 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/our hand(s) this 15th day of August, 2013.

STEVEN B. SLONE

CLAIRE C. SLONE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, STEVEN B. SLONE and CLAIRE C. SLONE, the within named Grantors, with whom I am personally acquainted (or 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 15th day of August, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY