WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/13 15:23 3 pgs
Fees:18.00 Taxes:1082.25
20130905-0094029

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$292,500.00.

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 30th day of Aug, 2013

Notary Public
My Commission expires: 1-6-2015
(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:
Emily B. Fenske	SAME	103-04-0-345.00
P.O. Box 41802		
Nashville, TN 37204		

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, **William H. Smallman, a forty eight and 94/100 (48.94%) undivided interest; IRA Innovations, LLC, FBO William Smallman SEP IRA, a forty-four and 68/100 (44.68%) undivided interest; and IRA Innovations, LLC, FBO William Smallman ROTH IRA, a six and 38/100 (6.38%) undivided interest,**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Emily Biedenharn Fenske and Gregory William Fenske, wife and husband**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 95 on the plan of West End Annex, of record in Book 332, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William H. Smallman, a forty eight and 94/100 (48.94%) undivided interest; IRA Innovations, LLC, FBO William Smallman SEP IRA, a forty-four and 68/100 (44.68%) undivided interest; and IRA Innovations, LLC, FBO William Smallman ROTH IRA, a six and 38/100 (6.38%) undivided interest, from Bill Wesley Campbell, by deed on July 30, 2013, of record in Instrument Number 20130801-0080466, 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:

- Subject to all matters as shown on the Plan of record in Book 332, page 61, Register's Office Davidson County, Tennessee.
- Easement of record in Book 11376, page 765, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4112 Utah Avenue, Nashville, TN 37204**

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 August 30, 2013.

William H. Smallman

IRA Innovations, LLC, FBO William Smallman SEP IRA

By: William Gulas

IRA Innovations, LLC, FBO William Smallman Roth IRA

By: William Gulas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William H. Smallman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 30, 2013.

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF ~~TENNESSEE~~ Alabama
COUNTY ~~OF DAVIDSON~~ Shelby

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named William Gulas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Representative of IRA Innovations, LLC, FBO William Smallman SEP IRA and he is authorized to execute this instrument on its behalf.

Witness my hand and official seal at office this 30th day of August, 2013.

Notary Public

INGRID ELISHA HOLCOMBE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 12, 2016

My Commission Expires: _____

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ Shelby

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named William Gulas with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Representative of IRA Innovations, LLC, FBO William Smallman Roth IRA and he is authorized to execute this instrument on its behalf.

Witness my hand and official seal at office this 30th day of August, 2013.

Notary Public

INGRID ELISHA HOLCOMBE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 12, 2016

My Commission Expires: _____

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE