Warranty Deed

BILL GARRETT, Davidson County
Trans:T20130106823 DEEDWARR
Recvd: 12/26/13 09:27 2 pgs
Fees:13.00 Taxes:2343.23
20131226-0129711

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $633,305.00.

Affiant

Subscribed and sworn to before me, this the 13 day of December, 2013.

Notary Public

My commission expires: 6/15/14

CONNIE J. BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lavona Russell Clyde Russell	Franklin American Mortgage Company	
110 38th Ave. North	501 Corporate Centre Dr. #400	10405003500
Nashville, TN 37209	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **IRONWOOD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLYDE RUSSELL AND LAVONA RUSSELL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 117 on the Plan of Part of West Grove Subdivision, of record in Plat Book 421, Page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gerry M. Wilson, unmarried by Deed from Ruth Jones Brewer and Arden Holt Jones and Delores L. Allen and Donavan English Jones of record in Book 9823, Page 981, Register's Office for Davidson County, Tennessee, dated September 28, 1995, recorded October 10, 1995.

Being the same property conveyed to Nashville Rehabbers, LLC by Deed from Gerry M. Wilson, an unmarried man of record at Instrument No. 20130625-0065348, Register's Office for Davidson County, Tennessee, dated June 24, 2013 and recorded on June 25, 2013.

Being the same property conveyed to Ironwood Investments, LLC, a Tennessee Limited Liability Company by Deed from Nashville Rehabbers, a Tennessee Limited Liability Company of record in Instrument No. 20130715-0073166, Registers Office for Davidson County, Tennessee, dated July 11, 2013 and recorded July 15, 2013

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 110 38th Ave. North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of December, 2013.

Ironwood Investments, LLC, a Tennessee Limited Liability Company

By: _____
Name: Jerry Earwood
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jerry Earwood, 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 Authorized Member of Ironwood Investments, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 13th day of December, 2013.

_____
Notary Public

My Commission Expires: 9-9-2014

J. BRANCH SMITH
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON CO.

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122