NAME AND ADDRESS OF NEW OWNER:
IRA Innovations LLC FBO, Dan Heichelbech IRA
and Les Lazurus IRA
P.O. Box 680854
Franklin, Tennessee 37068

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owners

Map/Parcel 108070B06600CO

Davidson County DEEDWARRSP
Recvd: 02/24/14 09:55 3 pgs
Fees:18.00 Taxes:199.80
20140224-0015383

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Pinnacle Bank**, a state-charted Tennessee Bank, has this day bargained and sold and does hereby transfer and convey unto **IRA Innovations LLC FBO, Dan Heichelbech IRA 50%** and **IRA Innovation LLC FBO, Les Lazarus IRA 50%,** their heirs, successors and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit Number 66, Building F, of Timberland Condominiums, of record in Master Deed recorded in Book 6549, page 475, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said Units, as set forth in Exhibit A-1 on the Master Deed.
>
> Being the same property conveyed to Pinnacle Bank by deed from George H. White, Successor Trustee, appearing of record in Instrument No. 20130930-0102356, of said Register's Office.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, notes and all other matters shown on the aforesaid Master Deed; and to the zoning regulations of the appropriate governmental body.
>
> This property has an address of 166 North Timber Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs, successors and assigns, forever.

The undersigned covenants with the said grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and warrants the title against all persons claiming under grantor and that it is unencumbered except by lien of the 2014 real property taxes, which taxes are being prorated between the parties herein, with the grantees to pay said taxes when due.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "as is". By

acceptance of this deed, grantees acknowledge that they have inspected the property and are satisfied with its condition and they accepts the property "as is".

WITNESS MY HAND on this 21st day of February, 2014.

Pinnacle Bank

By: _____ A.O.
James V. Gregory, Authorized Officer

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared James V. Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Authorized Officer of Pinnacle Bank, the within named bargainor, a state-chartered Tennessee Bank, and that he as such Authorized Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the bank by himself as Authorized Officer.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 21st day of February, 2014.

_____
Notary Public

My commission expires: 2/22/15

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$54,000.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me on this 21st day of February, 2014.

_____
Notary Public

My commission expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY