WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

ADAM G. TREVOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

File No.: ALW-14-542

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MBS Construction, LLC	NEW OWNER	105-07-0-505.00
(NAME)	(NAME)	
2412 12th Ave. So.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, **IRA INNOVATIONS, LLC FBO WILLIAM SMALLMAN ROTH IRA**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MBS CONSTRUCTION, LLC**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Being part of Block No. 5 on the Map of Hamilton's Subdivision, as of record in Minute Book 1, Page 97, County Court of Davidson County, Tennessee, being Lot No. 6 on the unrecorded subdivision of said Block No. 5, according to a survey made by E.R. Southgate, Surveyor, July 1945.

Said Lot No. 6 fronts 50 feet on the Northerly side of Hamilton Street and runs back between parallel lines, parallel with and 300 feet West of the Westerly margin of Pillow Street, 167-1/2 feet to an alley.

Said part of Block No. 5 fronts 50 feet on the Northerly side of Hamilton Avenue and runs back between parallel lines with the Westerly margin of Pillow Street, 167 1/2 feet to an alley.

Being the same property conveyed to IRA Innovations, LLC, FBO William Smallman Roth IRA by Warranty Deed from Moyo Suarez, unmarried, dated December 4, 2013, recorded December 9, 2013 in Instrument No. 20131209-0125024, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 542 Hamilton Ave., Nashville, TN 37203

(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140028267 DEEDWARR
Recvd: 04/25/14 09:30 2 pgs
Fees:13.00 Taxes:407.00

20140425-0034817

Witness my/our hand(s) this 23 day of April, 2014.

IRA Innovations, LLC FBO William Smallman Roth IRA

BY: _____
William P. Gulas, Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

On this the 23 day of April, 2014, before me personally appeared William P. Gulas, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Representative of IRA Innovations, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Representative executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23 day of April, 2014.

_____
Notary Public
My Commission Expires:

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

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171