WARRANTY DEED

File No.: ALW-14-1312

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

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
IRA Innovations LLC f/b/o William Smallman SEP IRA	SAME NEW OWNER	07115015900
(NAME) P.O. Box 360750	(NAME)	
(ADDRESS) Birmingham, AL 35236	(ADDRESS)	
(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, **FREEMAN G. SHEFFIELD AND WALTER L. SHEFFIELD**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **IRA INNOVATIONS LLC F/B/O WILLIAM SMALLMAN SEP IRA**, 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:

Land in Davidson County, Tennessee, being Lot No. 283 and the South 20 feet of Lot No. 284 on the Map of Highland Land Company's Subdivision, of record in Book 421, Page 14, in the Register's Office for Davidson County, Tennessee.

Said Lot and part of Lot adjoin and front together 45 feet on the Westerly side of Pennock Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed by Quitclaim Deed from Mrs. Tommie Wilola Sheffield, a widow to Freeman G. Sheffield and Walter L. Sheffield, their heirs and assigns, dated 01/02/1985, recorded 01/03/1985, in Deed Book 6467, Page 84, in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS NOT THE MARITAL RESIDENCE OR HOMESTEAD OF GRANTORS, THEIR SPOUSES OR DEPENDENTS AS DEFINED BY STATUTE.

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.

BILL GARRETT, Davidson County
Trans:T20140031087 DEEDWARR
Recvd: 05/06/14 10:48 2 pgs
Fees:13.00 Taxes:148.00
20140506-0038444

unimproved ☐
This is improved ☒ property, known as 1312 Pennock Ave., Nashville, TN 37207

(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.

Witness my/our hand(s) this 5th day of May, 2014.

Freeman G. Sheffield

Walter L. Sheffield

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Freeman G. Sheffield and Walter L. Sheffield, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of May, 2014.

Notary Public
My Commission Expires: 8/23/2016

(SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

RETURN TO:

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