BILL GARRETT, Davidson County
Trans:T20140044886 DEEDWARR
Recvd: 06/25/14 08:08 2 pgs
Fees:13.00 Taxes:240.50

20140625-0055317

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

File No.: AGL-14-1312

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
Elevation Design/Build LLC	Same	71-15-159.00
(NAME)	(NAME)	
1312 Pennock Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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 F/B/O WILLIAM SMALLMAN SEP IRA**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **ELEVATION DESIGN/BUILD 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:

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 to IRA Innovations LLC F/B/O William Smallman Sep IRA by Warranty Deed from Freeman G. Sheffield and Walter L. Sheffield, dated 05/05/2014, recorded 05/06/2014 in Instrument No. 20140506-0038444, in the Register's Office for 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 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 20th day of June, 2014.

IRA Innovations LLC
f/b/o William Smallman SEP IRA

BY: _____
William P. Gulas, Authorized Representative

READ AND APPROVED:

_____
William Smallman

STATE OF Alabama
COUNTY OF Shelby

On this the 19 day of June, 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 19 day of June 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