WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140052433 DEEDWARR
Recvd: 07/21/14 13:38 2 pgs
Fees:13.00 Taxes:499.50
20140721-0064514

File No.: AGL-14-606

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JULY, 2014.

ADAM G. LaFEVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(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
MBS Construction, LLC	NEW OWNER	105-7-301.00
(NAME)	(NAME)	
2814 12th Ave. So., #204		
(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 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, **MBS CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 the East one-half of Lot No. 19 on the Plan of Moore Heir's Plan of Lots, of record in Book 137, Page 91, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 19 fronts 50 feet on the Northerly side of Moore Avenue and runs back between parallel lines 148-1/4 feet (sic) to a dead line.

Being the same property conveyed to IRA Innovations LLC F/B/O William Smallman SEP IRA by Warranty Deed from Steve Wise, a married man, dated April 28, 2014, recorded April 28, 2014 in Instrument No. 20140428-0035632, 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 606 Moore 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.

Witness my/our hand(s) this 15 day of July, 2014.

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

BY: _____
William P. Gulas, Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

On this the 15 day of July, 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 15 day of July, 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