Davidson County	DEEDWARR
Recvd: 09/10/14 10:15	2 pgs
Fees:13.00 Taxes:129.50	
20140910-0082802	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
8th DAY OF September, 2014

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3·3·15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA Innovations LLC P.O. Box 680854 Franklin TN 37069	SAME	Map 120 02 0 Parcel 009.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

IRA Innovations LLC fbo, Dan Heichelbech IRA

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

IRA Innovations LLC fbo, Dan Heichelbech IRA 50% undivided interest
and
IRA Innovation LLC fbo, Les Lazarus IRA 50% undivided interest

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being all of Lot Number 174 on the Plan of Miro Meadows, of record in Plan Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to IRA Innovations LLC fbo, Dan Heichelbech IRA, by deed from Bill Lazarus, dated 12/06/13, of record in Instrument No. 20131209-0124969 Register's Office for Davidson County, TN.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to the following:
1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1306 Kermit Dr Nashville, TN 37217
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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 hand(s) this 8th day of September, 2014.

Authorized Rep

IRA Innovations LLC fbo,
Dan Heichelbech IRA

Read + Approved

Read + Approved

State of Alabama)
County of Shelby

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared

William P. Gulas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of IRA Innovations LLC fbo, Dan Heichelbech IRA, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

Witness my hand, at office, this 8 day of Sept, 2014

INGRID ELISHA HOLCOMBE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 12, 2014

Ingrid Elisha Holcombe
NOTARY PUBLIC

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.

Witness my hand and official seal, on 9-12-14

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027