BILL GARRETT, Davidson County
Trans:T20140081564 DEEDWARR
Recvd: 10/29/14 12:37 2 pgs
Fees:13.00 Taxes:370.00
20141029-0099844

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is ~~$100,000.00~~ $370,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of October, 2014.

Notary Public
My commission expires: 1/15/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
HoneyBee Partners, LLC	IRA Innovations, LLC fbo Paul Schechter IRA	072-06-0-118.00
2000 Mallory Lane, Ste 130	750 Old Hickory Blvd, Building Two Suite 150	
Franklin, TN 37067	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BATTLEGROUND INVESTMENTS, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to HONEYBEE PARTNERS, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of the southerly part of lot no. 2 on the map of C.W. Waller's Subdivision of the John D. Anderson Home Place as of record in Book 421, Page 35, said Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50 feet on the northerly side of Thomas Street as now located and runs back between parallel lines, 165 feet to a dead line.

Being the same property conveyed to Battleground Investments, LLC by Warranty Deed from James L. Elliott, Jr., unmarried, dated August 27, 2014, of record in Instrument No. 20140904-0080751; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 933 Thomas Avenue ~~AKA~~, Nashville, TN 37216. .

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 23rd day of October, 2014.

Battleground Investments, LLC

member

By: Steven A. DeSoto, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steven A. DeSoto, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, a LLC, and that LLC, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said STEVEN A. DeSOTO as such MEMBER.

Witness my hand and official seal this 23RD day of October, 2014.

My Commission Expires:

1/15/17

Notary Public

