STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 60,000.00

Affiant

Subscribed and sworn to before me, this 12th day of December, 2014.

Notary Public

My commission expires: 8.18.18

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

BILL GARRETT, Davidson County
Trans:T20140095700 DEEDWARR
Recvd: 12/22/14 14:36 2 pgs
Fees:13.00 Taxes:222.00
20141222-0117001

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
256 SEABOARD LANE SUITE E105
FRANKLIN, TN 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
IRA INNOVATIONS LLC F/B/O MATTHEW PAXTON IRA #2103625	**IRA INNOVATIONS LLC F/B/O MATTHEW PAXTON IRA #2103625**	**162160A06700CO**
100 Concourse Parkway Ste 275	**P.O. Box 360750**	
Birmingham, AL 35244	**Birmingham, AL 35236**	

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 ACKNOWLEDGE, WE,

NEW DAWN PROPERTY SOLUTIONS LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

IRA INNOVATIONS LLC F/B/O MATTHEW PAXTON IRA #2103

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:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, SHOWN ON THE PLAN OF MILL CREEK CLUB, PHASE I, SECTION I, AS OF RECORD IN BOOK 4860, PAGE 11, SAID REGISTER'S OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING UNIT NO. 22, BUILDING NO. 13, AS SHOWN ON THE PLAN OF MILL CREEK CONDOMINIUMS, ANTIOCH, TENNESSEE.

BEING the same conveyed to NEW DAWN PROPERTY SOLUTIONS, LLC, by deed of YVETTE GRADY LAMBERT dated December 8, 2014 and recorded in Book *, page _____, Register's Office of Davidson County, Tennessee.

* Instrument # 20141222-0117000

~~BEING the same conveyed to IRA INNOVATIONS, LCC f/b/o MATTHEW PAXTON IRA #2103625 by deed of NEW DAWN PROPERTY SOLUTIONS, LLC, dated December _____, 2014 and recorded in Book _____, page _____, Register's Office of Davidson County, Tennessee.~~ N/A

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 22 SYCAMORE CT, ANTIOCH, TN 37013.

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 in 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/our hand(s) this .

NEW DAWN PROPERTY SOLUTIONS LLC

By: _____, Member

Title James W. McCormack, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, James W. McCormack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Member of NEW DAWN PROPERTY SOLUTIONS, LLC, and that he as such Officer being authorized so to do, executed the foregoing Deed on behalf of NEW DAWN PROPERTY SOLUTIONS, LLC.

Witness my hand, at office, this 12th day of December, 2014.

_____
Notary Public

My Commission Expires: 8/18/18

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County