BILL GARRETT, Davidson County
Trans:T20150008865 DEEDWARR
Recvd: 02/04/15 12:09 2 pgs
Fees:13.00 Taxes:499.50
20150204-0010541

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $135,000.00.

Affiant

Sworn to and subscribed before me this 22nd day of January, 2015.

Notary Public
My Commission Expires: 1-24-2017

CHARLES E. MORTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
IRA Innovations, LLC FBO Daniel Gordon IRA	2020 Beech Ave, Unit C15		
5184 Caldwell Mill Rd. Ste 204 – 303		OWNER	105-10-0A-317.00 CO
Birmingham, AL 35244	Nashville, Tennessee 37204		

FOR AND IN CONSIDERATION of the sum of One Dollar and 00/100 ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Jessica Pfeifer,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **IRA Innovations, LLC FBO Daniel Gordon IRA,** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit C-15 together with the appurtenant interest in the common elements of Beechtree Condominiums, a Horizontal Property Regime established by a Master Deed of record in Book 11174, page 284 as amended by First Amendment of record in Book 11680, page 193, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as the Exhibit Map of the said Master Deed.

Being the same property conveyed to Jessica Pfeifer, by Warranty Deed, from Emily Wiles Nielsen and husband, Bradley J. Nielsen, dated August 2, 2007, of record in Instrument #20070807-0094568, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, subject to applicable building and zoning regulations, such state of facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises, more specifically listed as follows:

1. **Master Deed of record in Book 11174, Page 284, Amended in Book 11680, Page 193, said Register's Office.**

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 21 day of January, 2015.

Jessica Pfeifer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Chelsea Leigh Brown, the undersigned, a Notary Public, in and for said State and County, **Jessica Pfeifer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 21 day of January, 2015.

NOTARY PUBLIC
My Commission Expires: 30 March 2015

CHELSEA LEIGH BROWN
STATE OF TENNESSEE NOTARY
WILLIAMSON COUNTY
My Commission Expires