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

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $110,000.00.

Affiant

Subscribed and sworn before me this the 1st day of April, 2015.

Notary Public
My commission expires: 12-17-17

BILL GARRETT, Davidson County
Trans:T20150025785 DEEDWARR
Recvd: 04/07/15 13:56 2 pgs
Fees:13.00 Taxes:407.00
20150407-0030599

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
IRA Innovations LLC 3335 Mimosa Drive Nashville, TN 37211	New Owner	13307018800

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 IRA INNOVATIONS LLC FBO ROBERT CUSHMAN IRA, 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 Lot No. 32 on the Plan of Glencoe Acres Section I, of record in Plat Book 1835, Pages 136, 137 & 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Battleground Investments, LLC by Deed from Ricky Lee Smith and Jessica R. Coggins and Rebecca G. Smith dated March 13, 2015 of record in Instrument No. 20150401-0027972, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3335 Mimosa Drive, Nashville, TN 37211.

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 1st day of April, 2015.

Battleground Investments, LLC

member
By: Steve DeSoto, Member

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steve 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 (a) [redacted] member of the within named bargainor, a TN LLC, and that he, as such (b) [redacted] member, executed the foregoing instrument for the purposes therein contained by signing the name of the TN LLC by the said Steve DeSoto as such (a) [redacted] member.

Witness my hand and official seal this 1st day of April, 2015.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY