Davidson County DEEDWARR
Recvd: 06/17/15 13:40 4 pgs
Fees:23.00 Taxes:185.00
20150617-0057755

This Instrument Prepared By:
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
James Smith
149 N Timber Dr
Nashville, Tennessee 37214

SEND TAX BILL TO:
Owner

MORTGAGEE

MAP 107
GROUP 07 0B
PARCEL 048.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **IRA Innovations LLC fbo, Dan Heichelbech IRA 50% undivided interest and IRA Innovation LLC fbo, Les Lazarus IRA 50% undivided interest,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **James Smith**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Certain interest in land in Davidson County, Tennessee, described as Unit No. 48-C of Timber Lake Condominium created under Title 66, Section 101, et. seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6549, Page 475, and Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said units as set forth in Exhibit "A-1" of said set forth in Exhibit "A-2" of said Master Deed for a more complete identification and description of such unit.

Being the same property conveyed to **IRA Innovations LLC fbo, Dan Heichelbech IRA 50% undivided interest and IRA Innovation LLC fbo, Les Lazarus IRA 50% undivided interest,** dated July 2, 2014 and recorded in Instrument no. 20140716-0062729 said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This is improved property known as 149 N Timber Dr, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Smith, his heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Read & Approved
DH
LL

WITNESS our hands this the 15th day of June, 2015.

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

By: William P. Gulas, Authorized Representative

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, Authorized Representative**, 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 50% undivided interest and IRA Innovation LLC fbo, Les Lazarus IRA 50% undivided interest, 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 15 day of June, 2015

NOTARY PUBLIC

My commission expires:_____

INGRID ELISHA HOLCOMBE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 12, 2016

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 2-25-19

MICHAEL K. HARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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 Williamson

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.

Notary Public James C. Smith
My Commission Expires: February 25, 2019

