|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$115,000.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|8th DAY OF October, 2015.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 2-25-19
(AFFIX SEAL)

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 10/13/15 15:30 2 pgs
Fees:13.00 Taxes:425.50
20151013-0104282

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tanya Rodriguez 3817 Sussex Dr Nashville TN 37207	Same	Map 041 11 0 046.00 Parcel 046.00

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 acknowledged, we,

IRA Innovations LLC k/n/a EnTrust Tennessee FBO, Daniel Allen Heichelbech, IRA a 50% undivided interest
and
IRA Innovations LLC k/n/a EnTrust Tennessee FBO, Les Armin Lazarus,IRA a 50% undivided interest

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Tanya Rodriquez, Trustee of Sussex Renovation Trust

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:

Being Lot Number 320 on the plan of Bellshire Estates Section "A" of record in Book 2331, Pages 115 and 116, Register's Office for Davidson County, Tennessee. Said Lot Number 320 fronts 154 feet on the easterly side of Sussex Drive and runs back 274.8 feet on the southerly line and 237.4 feet on the northerly line, to a dead line in the rear on which it measures 160 feet.

Being the same property conveyed to EnTrust Tennessee FBO, Daniel Allen Heichelbech, IRA a 50% undivided interest and EnTrust Tennessee FBO, Les Armin Lazarus,IRA a 50% undivided interest by deed from Michael Maitland, of record in Instrument Number, 20100115-00887800 Register's Office for said County.

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 conveyance is made subject to the following:
1) 2015 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 2331, page 115 and 116, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 3917 Sussex & 3919 Sussex, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 is 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 hand(s) this 8 day of Oct, 2015.

William P. Gulas, Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came William P. Gulas, Authorized Representative, with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Authorized Representative respectively of IRA Innovations LLC, FBO and IRA Innovations LLC, the within named bargainor, and corporation, and that he as such appointed Authorized Representative being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the Authorized Representative, as such Authorized Representative, and attesting the same of the corporation, by the said as such

WITNESS my hand and notarial seal at my office at Birmingham, Tennessee, this 8, day of October 2015

NOTARY PUBLIC

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

My commission expires:

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 Davidson

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.

Witness my hand and official seal, on 10/13/15

Notary Public James C. Smith
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027