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

STATE OF ~~TENNESSEE~~ RI
COUNTY OF ~~DAVIDSON~~ Kent

The actual consideration or value, whichever is greater is 240,000.00 $.

Affiant

Subscribed and sworn before me this the 6 day of November 2015.

Notary Public Olivia Byron
My commission expires: 10-31-2019

Davidson County DEEDWARR
Recvd: 11/12/15 09:59 3 pgs
Fees:18.00 Taxes:888.00
20151112-0114821

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Leslie Rouffe 3335 Mimosa Dr Nashville, TN 37211	Leslie Rouffe 3335 Mimosa Dr. Nashhville, TN 37211	133-07-0-188.00

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, IRA INNOVATIONS LLC FBO ROBERT CUSHMAN IRA, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LESLIE ROUFFE, 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, Page (s) 137 and 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 Elgie P. Smith and wife, Nellie D. Smith by Warranty deed from Arthur J. Baskin, Jr. and wife, Jean Baskin of record in Book 4004, page 517, Register's Office for Davidson County, Tennessee, dated April 08, 1966 and recorded on April 11, 1966. The said Elgie P. Smith having predeceased Nellie D. Smith, Nellie D. Smith having since deceased May 31, 2013, The estate of Nellie Daugherty Smith being of record in Affidavit of Heirship recorded in Instrument No. 20140826-0077577and Affidavit of Heirship recorded in Instrument No. 20150401-0027971, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Battleground Investments, LLC by Warranty deed from Ricky Lee Smith and Jessica R. Coggins and Rebecca G. Smith of record in Instrument No. 20150401-0027972 Register's Office for Davidson County, Tennessee, dated March 13, 2015 and recorded on April 01, 2015.

Being the same property conveyed to IRA Innovations LLC f/b/o Robert Cushman IRA by Warranty deed from Battleground Investments, LLC of record in Instrument No. 20150407-0030599 Register's Office for Davidson County, Tennessee, dated April 01, 2015 and recorded on April 07, 2015.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3335 Mimosa Dr, 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 6 day Nov 6th, 2015.

IRA Innovations LLC f/b/o Robert Cushman IRA

William P. Gulas, Managing Member

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William P. Gulas, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged William P. Gulas to be the William P Authorized Representative of the within named bargainor, a LLC, and that Gulas, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said William P. Gulas as such Authorized Representative.

Witness my hand and official seal this 6 day of November, ____.

My Commission Expires:

Notary Public

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

TRUE COPY CERTIFICATION

I, James V. Paolino, 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.

James V. Paolino

State of Rhode Island
County of Kent

On this 6th day of November, 2015, before me, the undersigned notary public, personally appeared James V. Paolino, proved to me through satisfactory evidence of identification, which was Driver's License to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

Notary Public: Olivia Byron
My Commission Expires: 10/31/2019