BILL GARRETT, Davidson County
Trans:T20150098382 DEEDWARR
Recvd: 11/19/15 09:57 2 pgs
Fees:13.00 Taxes:1202.50

20151119-0117316

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00

Affiant

Subscribed and sworn to before me, this 13th day of November, 2015

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
IRA Innovations, LLC 933 A Thomas Avenue Nashville, TN 37216	New Owner	072-06-0C-001.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **HoneyBee Partners, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **IRA Innovations, LLC, f/b/o Paul Schecter, IRA,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 933-A on the Plan of Thomas Avenue Townhomes II, a Horizontal Property Regime With Private Elements of record in Exhibit "A" of the Declaration of Covenants, Conditions, and Restrictions at Instrument No. 20141107-0103301, 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 a portion of the same property conveyed to James L. Elliott, Jr. by Quitclaim deed from Thelma E. Elliott of record in Instrument No. 20060803-0094420 Register's Office for Davidson County, Tennessee, dated July 31, 2006 and recorded on August 3, 2006.

Being a portion of the same property conveyed to Battleground Investments, LLC by Warranty deed from James L. Elliott, Jr., Unmarried of record in Instrument No. 20140904-0080751 Register's Office for Davidson County, Tennessee, dated August 27, 2014 and recorded on September 4, 2014.

Being a portion of the same property conveyed to HONEYBEE Partners, LLC by Warranty deed from Battleground Investments, LLC of record in Instrument No. 20141029-0099844 Register's Office for Davidson County, Tennessee, dated October 23, 2014 and recorded on October 29, 2014.

This property is improved property known as 933 A Thomas Avenue, Nashville, TN, 37216

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this the 13th day of November, 2015.

HoneyBee Partners, LLC

By: _____
Scott Nicodemus
Its: Sole Member and Manager

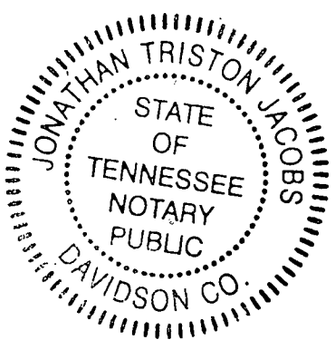
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Scott Nicodemus, 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 Sole Member and Manager (or other officer authorized to execute the instrument) of Honeybee Partners, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member and Manager (or other authorized officer)

Witness my hand and official seal at Franklin, Tennessee, this the 13th day of November, 2015.

_____
Notary Public

My Commission expires: 3-8-16



FILE NO: 2015114006