WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150104506 DEEDWARR
Recvd: 12/10/15 13:43 2 pgs
Fees: 13.00 Taxes: 1369.00
20151210-0124448

File No.: AGL-15-1113-PURCH

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/6/19
(AFFIX SEAL)

SANYA L. AGOGAST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA Innovations, LLC FBO William Smallman Roth IRA and IRA Innovations, LLC FBO Claire Smallman ESA IRA	NEW OWNER	118-01-0-149.00
(NAME)	(NAME)	
2814 12TH AVE SOUTH		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **CHARLES ROBERT MCNIEL ALDEN AND ELIZABETH MILLER ALDEN, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **IRA INNOVATIONS, LLC FBO WILLIAM SMALLMAN ROTH IRA AS TO 94% INTEREST AND IRA INNOVATIONS, LLC FBO CLAIRE SMALLMAN ESA IRA AS TO 6% INTEREST**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 43, IDLEWILD, as shown on plat of record in Plat Book 161, Page 120, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Diana T. Wilker, unmarried to Charles Robert McNiel Alden and Elizabeth Miller Alden, husband and wife, as recorded on the 27th day of June, 2013 in Instrument No. 20130627-0066306; Quitclaim Deed from Diana T. Wilker, unmarried, and Niel Alden, married to Charles Robert McNiel Alden and Elizabeth Miller Alden and Diana T. Wilker, a one-third interest each, as tenants in common with right of survivorship, as recorded on the 26th day of March, 2013 in Instrument No. 20130326-0029355 and Warranty Deed from Philip Q. Bao to Diana T. Wilker and Niel Alden, as recorded on the 1st day of August, 2007 in Instrument No. 20070801-0091380, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1113 Halcyon Avenue, Nashville, TN 37204

(House Number) (Street) (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 GRANTEE(S) 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 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/our hand(s) this 8th day of December, 2015.

Charles Robert McNiel Alden

Elizabeth Miller Alden

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Robert McNiel Alden and Elizabeth Miller Alden, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of December, 2015.

Notary Public
My Commission Expires: 10/18/16

(SEAL)

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171