WARRANTY DEED

Julie Hamilton
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2016.

Notary Public

File No. 0001707

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan W. Macy	Same as New Owner	072-06-0C-001.00-CO
(NAME)	(NAME)	
933 A Thomas Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **IRA Innovations LLC, FBO Paul Schechter IRA,** (incorrectly reffered to as Paul Schecter on prior Deed of record) HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan W. Macy, married man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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 the same property conveyed to IRA Innovations, LLC, f/b/o Paul Schecter, IRA by Warranty deed from HoneyBee Partners, LLC of record in Instrument No. 20151119-0117316 Register's Office for Davidson County, Tennessee, dated November 19, 2015 and recorded on November 19, 2015.

Being also 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.

Being also 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 also 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.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160035502 DEEDWARR
Recvd: 04/29/16 11:08 2 pgs
Fees:13.00 Taxes:1221.00
20160429-0042090

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 this 26th day of April, 2016.

Ira Innovations LLC, FBO Paul Schechter IRA

William P. Gulas
Its: Authorized representative

Alabama
STATE OF ~~TENNESSEE~~
COUNTY OF Shelby

Before me, the undersigned Notary Public of 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 oath, acknowledged himself/herself to be authorized representative of IRA Innovations LLC, FBO Paul Schechter IRA, a AL limited liability company, the within named bargainor, and that he/she as such authorized representative, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as authorized representative.

Witness my hand this 26th day of April, 2016.

Ingrid Elisha Holcombe
Notary Public

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

My commission expires:

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206