WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160039775 DEEDWARR
Recvd: 05/12/16 12:35 2 pgs
Fees:13.00 Taxes:1665.00
20160512-0047466

File No.: AGL-16-1113-CLOS

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

HANNAH K. AYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MBS Construction, LLC	NEW OWNER	11801014900
(NAME)	(NAME)	
2814 12th Ave S		
(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, **IRA INNOVATIONS, LLC FBO WILLIAM SMALLMAN ROTH IRA AND IRA INNOVATIONS, LLC FBO CLAIRE SMALLMAN ESA**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MBS CONSTRUCTION, LLC**, 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 to 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 by Warranty Deed from Charles Robert McNiel Alden and Elizabeth Miller Alden, husband and wife, recorded on the 10th day of December, 2015 in Instrument No. 20151210-0124448, 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 15th day of April, 2016.

IRA Innovations, LLC FBO William Smallman Roth IRA

IRA Innovations, LLC FBO Claire Smallman IRA

By: William P Gulas
Its: Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

On this the 15th day of April, 2016, before me personally appeared William P. Gulas, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Auth Representative of A Innovations, LLC FBO William Smallman Roth IRA A Innovations, LLC FBO Claire Smallman IRA, the within named bargainor, a limited liability company, and that he/she as such William P. Gulas executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of April, 2016.

Notary Public
My Commission Expires:

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

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171