BILL GARRETT, Davidson County
Trans: T20160086328 DEEDWARR
Recvd: 09/30/16 15:09 2 pgs
Fees: 13.00 Taxes: 240.50

20160930-0103525

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2016.

Notary Public

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

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

File No.: AGL-16-801

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 DAVID DORRIS, IRA	NEW OWNER	105140101600CO
(NAME)	(NAME)	
P.O. Box 360750		
(ADDRESS)	(ADDRESS)	
Birmingham, AL 35236		
(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, **WILLIAM SMALLMAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **IRA INNOVATIONS, LLC, FBO DAVID DORRIS, IRA**, 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 Unit 16, STUDIO1 LOFTS CONDOMINIUM, as established under Declaration of record in Instrument No. 20140715-0062248, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed by Warranty Deed from Bradford G. Northcut to William Smallman, as recorded on the 11th day of March, 2016 in Instrument No. 20160311-0023486; Warranty Deed from Studio 1 Nashville Apartments, LLC to Bradford G. Northcut, as recorded on the 14th day of October, 2014 in Instrument No. 20141014-0094930 and part of Limited Warranty Deed from Bachrach Partners, L.P., a Tennessee limited partnership to Studio 1 Nashville Apartments, LLC, a Tennessee limited liability company, as recorded on the 24th day of January, 2014 in Instrument No. 20140124-0006974, 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 801 HILLVIEW HEIGHTS #209, 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 31st day of August, 2016.

William Smallman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Smallman, the within named bargainor, 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 31st day of August, 2016.

Notary Public
My Commission Expires: 5/6/19

SAMAL L ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

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

RETURN TO:

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