BILL GARRETT, Davidson County
Trans:T20170008333 DEEDWARR
Recvd: 01/30/17 09:43 4 pgs
Fees:23.00 Taxes:921.30
20170130-0009431

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Samuel Bedingfield
1134 A Shelton Ave
Nashville TN 37216

MORTGAGEE

SEND TAX BILL TO:
Franklin Synergy
722 Columbia Ave
Franklin TN 37064

MAP 072
GROUP 03 0
PARCEL 348.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **IRA Innovations LLC FBO, Les Lazarus ROTH IRA, as to a 14% undivided interest, and, IRA Innovations LLC FBO Dan Heichelbech, ROTH IRA, as to a 14% undivided interest, and, IRA Innovations LLC FBO, Les Lazarus Traditional IRA, as to a 36% undivided interest, and, IRA Innovations LLC FBO, Dan Heichelbech Traditional IRA, as to a 36% undivided interest,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Samuel Bedingfield and Victoria B. Bedingfield, husband and wife

hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of the Resubdivision of Part of Lot No. 55 of Inglewood Place, of record in Plat Book 8250, page 463, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to IRA Innovations LLC FBO, Les Lazarus ROTH IRA, as to a 14% undivided interest, and, IRA Innovations LLC FBO Dan Heichelbech, ROTH IRA, as to a 14% undivided interest, and, IRA Innovations LLC FBO, Les Lazarus Traditional IRA, as to a 36% undivided interest, and, IRA Innovations LLC FBO, Dan Heichelbech Traditional IRA, as to a 36% undivided interest by deed from George Brandt dated April 18, 2016 and recorded in Instrument No. 20160421-0038646 said Register's Office.

Said property is transferred subject to the following matters:

1) 2017 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 8250, page 463, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1134 A Shelton Ave, Nashville, Tennessee 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 **Samuel Bedingfield and Victoria B. Bedingfield, husband and wife,** its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hands this the 23rd day of January 2017.

IRA Innovations LLC FBO, Les Lazarus ROTH IRA, as to a 14% undivided interest,

Elisha Holcombe

Elisha Holcombe, Authorized Representative

IRA Innovations LLC FBO Dan Heichelbech, ROTH IRA, as to a 14% undivided interest,

Elisha Holcombe

Elisha Holcombe, Authorized Representative

IRA Innovations LLC FBO, Les Lazarus Traditional IRA, as to a 36% undivided interest,

Elisha Holcombe

Elisha Holcombe, Authorized Representative

IRA Innovations LLC FBO, Dan Heichelbech Traditional IRA, as to a 36% undivided interest

Elisha Holcombe

Elisha Holcombe, Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **Elisha Holcombe, Authorized Representative** with whom I am personally acquainted and who upon her oath(s) acknowledged himself to be the Authorized Representagive respectively of **IRA Innovations LLC FBO, Les Lazarus ROTH IRA, as to a 14% undivided interest**, the within named bargainor, and corporation, and that he as such appointed Authorized Representagive being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the **Elisha Holcombe**, as such Authorized Representagive, and attesting the same of the corporation, by the said **Elisha Holcombe** as such Authorized Representagive.

WITNESS my hand and notarial seal at my office at P.O. Box 360750, City, Hoover State this 24, day of January, 2017

Cynthia R. Morgan
NOTARY PUBLIC

CYNTHIA R. MORGAN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
September 09, 2020

My commission expires: 9-9-2020

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **Elisha Holcombe, Authorized Representative** with whom I am personally acquainted and who upon her oath(s) acknowledged himself to be the Authorized Representagive respectively of **IRA Innovations LLC FBO, Les Lazarus Traditional IRA, as to a 36% undivided interest**, the within named bargainor, and corporation, and that he as such appointed Authorized Representagive being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the **Elisha Holcombe**, as such Authorized Representagive, and attesting the same of the corporation, by the said **Elisha Holcombe** as such Authorized Representagive.

WITNESS my hand and notarial seal at my office at P.O Box 360750
City, Hoover State this 11, day of January, 2017

NOTARY PUBLIC

My commission expires: 9-9-2020

CYNTHIA R. MORGAN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
September 09, 2020

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came **Elisha Holcombe, Authorized Representative** with whom I am personally acquainted and who upon her oath(s) acknowledged himself to be the Authorized Representagive respectively of **IRA Innovations LLC FBO Dan Heichelbech, ROTH IRA, as to a 14% undivided interest**, the within named bargainor, and corporation, and that he as such appointed Authorized Representagive being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the **Elisha Holcombe**, as such Authorized Representagive, and attesting the same of the corporation, by the said **Elisha Holcombe** as such Authorized Representagive.

WITNESS my hand and notarial seal at my office at P.O. Box 360750
City, Hoover State this 11, day of January, 2017

NOTARY PUBLIC

My commission expires: 9.9.2020

CYNTHIA R. MORGAN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
September 09, 2020

STATE OF Alabama
COUNTY OF Shelby

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WITNESS my hand and notarial seal at my office at P.O. Box 360750,
City, Hoover State this AL, day of January, 2017

Cynthia R Morgan
NOTARY PUBLIC

My commission expires: 9-9-2020

CYNTHIA R. MORGAN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
September 09, 2020

STATE OF Tennessee
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $249,000.00.

K Lee
AFFIANT

Subscribed and sworn to before me on this 23rd day of January 2017.

Tammy Morris
NOTARY PUBLIC
My Commission Expires: 3/20/18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY