BILL GARRETT, Davidson County
Trans:T20170028673 DEEDWARR
Recvd: 04/05/17 10:22 4 pgs
Fees:23.00 Taxes:3.70
20170405-0033277

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B 15338

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
IRA Innovations LLC f/b/o Sean Lewis IRA 650 Wedgewood Ave Nashville, TN 37203	New Owner	Tract I 059-16-0-105.00 Tract II 059-16-0-106.00 TRACT III 052-16-0-143.00 TRACT IV 147-11-0-037.00 TRACT V 011-00-0-020.00 TRACT VI 163-00-0-116.00 TRACT VII 006-00-0-036.02
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, FS Real Estate Services, LLC, a Tennessee limited liability company (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto IRA Innovations LLC f/b/o Sean Lewis IRA (The "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

TRACT I
Land in Davidson County, Tennessee being comprised of .11 acre located at 2501 Adlai Street, Nashville, Tennessee.

Being part of the same property conveyed to FS Real Estate Services, LLC by Quitclaim Deed from Franklin E. Davenport a/k/a Frank Davenport a/k/a Frank E. Davenport and a/k/a F. E. Davenport a/k/a Frank E. Davenport of record in Instrument 20120706-0059372, said Register's Office for Davidson County, Tennessee.

This is unimproved real property located on 2501 Adlai Street, Nashville, Tennessee 37207.

TRACT II
Land in Davidson County, Tennessee being comprised of .11 acre located at 2503 Adlai Street, Nashville, Tennessee.

Being part of the same property conveyed to FS Real Estate Services, LLC by Quitclaim Deed from Franklin E. Davenport a/k/a Frank Davenport a/k/a Frank E. Davenport and a/k/a F. E. Davenport a/k/a Frank E. Davenport of record in Instrument 20120706-0059372, said Register's Office for Davidson County, Tennessee.

This is unimproved real property located on 2503 Adlai Street, Nashville, Tennessee 37207.

TRACT III

Being Tract #30 of Madison Park, Block "K", of record in Book 974, Page 3, Register's Office for said county.

Said Tract #30 fronts 50 feet on the southside of Yale Avenue and extends back between parallel lines measuring 110 feet to a line in the rear measuring 50 feet thereon.

Being part of the same property conveyed to FS Real Estate Services, LLC by Quitclaim Deed from Franklin E. Davenport a/k/a Frank Davenport a/k/a Frank E. Davenport and a/k/a F. E. Davenport a/k/a Frank E. Davenport of record in Instrument 20120706-0059372, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 406 Yale Avenue, Madison, Tennessee 37115.

TRACT IV

Beginning at a point on the westerly margin of Taylor Road as widened at the Northeast corner of the Chester Maxell property, thence corner of the Chester Maxwell property, thence No. 64 degrees 17' 38" West 160.78 feet to a point, thence North 9 degrees 45' 26" Northeast 69.89 feet, thence south 58 degrees 48' 28" East 168.95 feet to the margin of Taylor Road, thence with the margin of Taylor Road South 12 degrees 40' 39" West 52.39 feet to the point of beginning, said tract of land contains 0.22 acres more or less.

Being part of the same property conveyed to FS Real Estate Services, LLC by Quitclaim Deed from Franklin E. Davenport a/k/a Frank Davenport a/k/a Frank E. Davenport and a/k/a F. E. Davenport a/k/a Frank E. Davenport of record in Instrument 20120706-0059372, said Register's Office for Davidson County, Tennessee.

This is unimproved real property located on 0 Taylor Road, Nashville, Tennessee 37211.

TRACT V

Land in Davidson County, Tennessee being a .43 acres tract of land on Greer Road with dimension, of 105 feet by 265 feet IRR.

Being part of the same property conveyed to FS Real Estate Services, LLC by Quitclaim Deed from Franklin E. Davenport a/k/a Frank Davenport a/k/a Frank E. Davenport and a/k/a F. E. Davenport a/k/a Frank E. Davenport of record in Instrument 20120706-0059372, said Register's Office for Davidson County, Tennessee.

This is unimproved real property located on 0 Greer Road, Goodlettsville, Tennessee 37072.

TRACT VI
This is a property consisting of 1.07 acres on Bell Forge Lane in Antioch, Tennessee, 37013.

Being part of the same property conveyed to FS Real Estate Services, LLC by Quitclaim Deed from Franklin E. Davenport a/k/a Frank Davenport a/k/a Frank E. Davenport and a/k/a F. E. Davenport a/k/a Frank E. Davenport of record in Instrument 20120706-0059372, said Register's Office for Davidson County, Tennessee.

This is unimproved real property located on 0 Bell Forge Lane, Antioch, Tennessee 37013.

TRACT VII
A tract of land consisting of .36 acres on Baker Road in Goodlettsville, Tennessee.

Being part of the same property conveyed to FS Real Estate Services, LLC by Quitclaim Deed from Franklin E. Davenport a/k/a Frank Davenport a/k/a Frank E. Davenport and a/k/a F. E. Davenport a/k/a Frank E. Davenport of record in Instrument 20120706-0059372, said Register's Office for Davidson County, Tennessee.

This is unimproved real property located on 0 Baker Road, Goodlettsville, Tennessee 37072.

This conveyance is subject to the following:
1. Taxes for the year 2016 for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $1,000.00.
(
(_____
Affiant
(Subscribed and sworn to before me
(this 16th day of August, 2016.
(
(_____
(My Commission Expires: _____ Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor is covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors are further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 16th day of August, 2016.

FS Real Estate Services, LLC

By: Sue Davenport - member

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Sue Davenport 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 the Member of the FS Real Estate Services, LLC, and that she/he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of FS Real Estate Services, LLC as Member.

WITNESS my hand and official seal at Nashville, Tennessee, this 16 day of August, 2016.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017