BILL GARRETT, Davidson County
Trans:T20120022769 DEEDWARR
Recvd: 03/29/12 10:04 3 pgs
Fees:18.00 Taxes:562.40
20120329-0026662

This Instrument Was Prepared Upon Information Furnished By The P:
Deanna D. Johnson, Attorney-at-Law, 210 East Public Square, Smithville, TN 37166

ADDRESS OF NEW OWNERS:

Province Builders, LLC
806 Albemarle Court
Brentwood, TN 37027

MAP/PARCEL 118.13-0-224.00

Name and Address of Persons responsible for taxes:

Same

IRA INNOVATIONS FBO
CHARLES CLINE IRA, ET AL

TO WARRANTY DEED

PROVINCE BUILDERS, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I or we, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 152,000.00, which amount is equal to or greater than the amount which the property transferred would command at fair voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 23 day of March, 2012.

LUCINDA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY

Lucinda Carter
Notary Public or Register of Deeds

My Commission Expires: 11/30/14

FOR AND IN CONSIDERATION of the sum of ONE ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, WE, IRA INNOVATIONS (Formerly Entrust Tennessee, Inc.) FBO CHARLES CLINE IRA, 50% UNDIVIDED INTEREST & IRA INNOVATIONS (Formerly Entrust Tennessee, Inc.) FBO CLELAND RATCLIFF IRA, 50% UNDIVIDED INTEREST, have this day bargained and sold, and does hereby transfer and convey, unto PROVINCE BUILDERS, LLC, it's heirs and assigns, certain lands situated in Davidson County, Tennessee, described as follows:

Land in the 7th, formerly 11th, Civil District of Davidson County, Tennessee, described according as follows:

Being Unit "B", Exhibit "B" of Declaration of Protective Covenants Conditions and Restrictions for Cladwell Estates, a Horizontal Property Regime with Private Elements, recorded November 23, 2011 of record in Instrument #20111123-0091775, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Entrust Tennessee, Inc. fbo Charles Cline IRA, 50% undivided interest & Entrust Tennessee, Inc. fbo Cleland Ratcliffe IRA, 50% undivided interest, from James D. Cullum and Mark Cullum,, as tenants in common, with James D. Cullum holding 66 2/3% undivided interest and Mark Cullum holding 33 1/3% undivided interest, by deed on October 31, 2011, of record in Instrument #201111010084764, Register'S Office, Davidson County, Tennessee.

IRA Innovations, formerly Entrust Tennessee, Inc.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging, to the said PROVINCE BUILDERS, LLC, it's heirs and assigns forever

The grantor(s) covenants that they are lawfully seized and possessed of said lands; that they have a good and lawful right to sell, transfer and convey the same; that said lands are unencumbered; and that grantor does forever warrant and defend the title thereto against the lawful claims of all persons whomsoever

This conveyance is subject to all Governmental rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises.

This conveyance is made subject to any and all restrictions and encumbrances as may be shown of record in said Register's Office.

IN WITNESS WHEREOF, the grantor(s) has hereunto affixed his signatures on this the 21 day of March, 2012.

GRANTORS:

IRA INNOVATIONS FBO CHARLES CLINE IRA

By: William P Gulas, Authorized Representative

IRA INNOVATIONS FBO CLELAND RATCLIFF IRA

By: William P Gulas, Authorized Representative

STATE OF ALABAMA

COUNTY OF Shelby

Before me, the undersigned, a Notary Public of the state and county mentioned, 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 to be Authorized Representative of IRA INNOVATIONS, the within named bargainor, and that he as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Authorized Representative.

WITNESS my hand and seal of office in Birmingham, Alabama, on this the 22 day of March, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Nov 2, 2014 BONDED THRU NOTARY PUBLIC UNDERWRITERS

