RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20120071629 DEEDWARR Recvd: 09/24/12 09:17 2 pgs Fees:13.00 Taxes:666.00 20120924-0086382

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00010771

MAP - PARCEL NO: 082-13-0G-204.00 CO

Send Tax Statements To:	Name/Address New Owner:	Name of Mortgagee:
IRA INNOVATIONS	IRA INNOVATIONS	N/A
5184 CALDWELL MILL RD STE 204-303	5184 CALDWELL MILL RD STE 204-303	
BIRMINGHAM, AL 35244	BIRMINGHAM, AL 35244	

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 of which is hereby acknowledged, we, **CHRIS W. COLLINS and wife, KRYSTAL A. COLLINS**, have bargained and sold and by these presents do transfer and convey unto **IRA INNOVATIONS, INC fbo THOMAS ALSUP IRA, its successors, representatives** and assigns forever, the following described property, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 204, as specified in the Plat shown in the Master Deed, on the Plan of Harrison Square Condominiums, Phase II, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee code Annotated, and as established by the Master Deed and By-Laws for Harrison Square Condominiums, of record in Instrument No. 20060823-0103841 and amended in Instrument No. 20071025-0126183, Register's Office for Davidson County, Tennessee, including without limitation the By-laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements Appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Harrison Square Condominiums, Phase II, for placement of Units, as shown on Exhibit "A" to the First Amendment to the Master Deed of record in Instrument No. 20071025-0126183, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Chris W. Collins and wife, Krystal A. Collins, by Warranty Deed from Craighead Patten Properties, II, a Tennessee general partnership, of record in Instrument No. 20080319-0027506, Register's Office for Davidson County, Tennessee.
This is ☑ improved ☐ unimproved property known as 301 Criddle Street, Unit 204, Nashville, TN 37219.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantee, **its successors, representatives** and assigns forever.

AND WE DO COVENANT with the said Grantee, **its successors, representatives** and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2012 Davidson County property taxes are a lien, but are not yet due and payable.

2. This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws and Charter for the administration thereof; and is subject to easements rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations all conditions, covenants, restrictions and options, burdens, assessments and other undertaking contained in the Master Deed of record in Instrument No. 20060823-0103941, amended in 20071025-0126183, amended in 20080104-0001138 and further amended in 20090127-0006865, Register's Office for Davidson County, Tennessee.

3. Charter for Homeowners Association of record in Instrument No. 20060823-0103940, Register's Office for Davidson County, Tennessee.

4. Sanitary Sewer Easement of record in Instrument No. 20060518-0058543, Register's Office for Davidson County, Tennessee.

5. Agreements for Dedication of easements for Storm Drainage of record in Instrument No. 20060518-0058549, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 21 day of September, 2012.

CHRIS W. COLLINS

KRYSTAL A. COLLINS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHRIS W. COLLINS and KRYSTAL A. COLLINS**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 21 day of September, 2012.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$180,000.00**.

Affiant

SWORN TO and subscribed before me on this 21 day of September, 2012.

My Commission Expires:
3-1-2015

Notary Public

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY