WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-11565

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of November, 2012.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
IRA Innovations, Inc., fbo Charles Judge, IRA # 2101294	NEW OWNER	161110A16800CO
(NAME)	(NAME)	
750 Old Hickory Blvd. Bldg. Two Ste. 150		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120086917 DEEDWARR
Recvd: 11/14/12 13:44 2 pgs
Fees:13.00 Taxes:414.40
20121114-0104883

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, we, **Myra Boelscher FKA Myra Barbian, and Scott Boelscher , wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **IRA Innovations, Inc., fbo Charles Judge, IRA # 2101294 fbo Charles Judge, IRA #2101294**, hereinafter called the GRANTEE(S), their heirs and/ or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 168 on the plan of Huntington Ridge Townhouses of record in Plat Book 4675, Page 9, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Myra Barbian, an unmarried woman and Scott Boelscher, an unmarried man as tenants in common with right of survivorship by Deed from Treba F. Douglas, a married woman and LaRisa F. Hutton, a married woman, dated 06/29/2007 and filed for record on 07/16/2007 in Instrument 20070716008420S, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

All matters as set forth per Plat Book 4460, Page 67, Plat Book 4675, Page 9, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 4729, Page 687, said Register's Office. Said restrictions were amended in Book 4889, Page 905, said Register's Office.
By-Laws of record in Book 7423, Page 762, said Register's Office. Said By-Laws were amended of record in Instrument 200803240029069, said Register's Office.

Stormwater Detention Agreement of record in Book 9732, Page 551, said Register's Office.
Stormwater Detention Agreement of record in Book 9775, Page 308, said Register's Office.
Charter of record in Book 4729, Page 682, said Register's Office. Charter Amendment of record in Book 4890, Page 84, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 4742, Page 570, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 319 Huntington Ridge Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (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 GRANTEE(S), their heirs and/or 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/or 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 12th day of November, 2012.

Myra Boelscher

Scott Boelscher

State of Tennessee
County of Williamson

Personally appeared before me Myra Boelscher and Scott Boelscher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of November, 2012.

Notary Public
My Commission Expires: 9/23/13

STATE OF TENNESSEE NOTARY PUBLIC
DONALD R. BARRETT, JR.
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027