WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

GREGORY LEE FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 8 2013

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8 DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 30 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn Krispin and Friedrich Krispin	Guaranteed Rate, Inc.	105-02-0-504.00
(NAME) 921 Southside Place	(NAME) 3940 N. Ravenswood	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, IRA INNOVATIONS, LLC, CUSTODIAN FBO DAWN RUFF BENEFICIARY CARL HARRIS IRA # 32-1163, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KATHRYN KRISPIN AND FRIEDRICH KRISPIN, a MARRIED,* HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*couple,

Land in Davidson County, Tennessee, being Lot(s) 56, as shown on the map entitled Section One Hundred, Edgehill Estates, of record as Book 4860, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to IRA INNOVATIONS, INC. CUSTODIAN FBO DAWN RUFF BENEFICIARY CARL HARRIS IRA# 32-1163, by deed from JOE R. LEWIS, of record in Instrument No. 20120222-0015315, dated February 21, 2012, said Register's Office. IRA Innovations, Inc. having since converted to a limited liability company by Conversion of a Domestic Entity filed with the Alabama Secretary of State on December 31, 2012, and is now known as IRA Innovations, LLC.

This is: Improved property, known as 921 Southside Place (House Number) (Street) Nashville, TN 37203 (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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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 8 day of March, 2013.

IRA Innovations, LLC. Custodian FBO Dawn Ruff Beneficiary Carl Harris IRA #32-1163

By: _____
William Gulas, Authorized Representative

BILL GARRETT, Davidson County
Trans:T20130021082 DEEDWARR
Recvd: 03/14/13 14:27 2 pgs
Fees:13.00 Taxes:592.00

20130314-0025688

STATE OF Alabama
COUNTY OF Shelby

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, William Gulas, Authorized Representative for IRA Innovations, LLC, Custodian FBO Dawn Ruff Beneficiary Carl Harris IRA #32-1163, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Birmingham, AL, this 8 day of March, 2013.

Notary Public

INGRID ELISHA HOLCOMBE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 12, 2016

My Commission Expires: