Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $462,000.00.

Affiant

Subscribed and sworn to before me, this 22nd day of March, 2013.

Notary Public
My commission expires: 6-23-14

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
IRA Innovations, LLC f/b/o Charles Cline IRA 750 Old Hickory Blvd Building Two Suite 150 Brentwood, TN 37027	New Owner	11603011700

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Big Picture Properties, LLC,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **IRA Innovations, LLC f/b/o Charles Cline IRA,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of the Kenner-Manor Land Company's Second Subdivision of the Kenner Tract as of record in Plat Book 421, page 100, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Big Picture Properties, LLC by deed from Harrison Y.N. Yang and Holing Yang dated February 28, 2013 and recorded in Instrument No. 20130301-0020584, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 132 Woodmont Boulevard, Nashville, TN 37205

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20130024108 DEEDWARR
Recvd: 03/25/13 13:33 2 pgs
Fees:13.00 Taxes:1709.40
20130325-0029184

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 my hand this the 22nd day of March, 2013.

Big Picture Properties, LLC

By: _____
Its: Authorized Representative

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 Trey Cain, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is the Authorized Representative for **Big Picture Properties, LLC** and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the Authorized Representative for **Big Picture Properties, LLC.**

Witness my hand and official seal at Franklin, Tennessee, this the 22nd day of March, 2013.

_____
Notary Public

My Commission expires: 6-23-14

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2013022423