WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,797.50

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10-2-17
(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF BARBARA T. HODGE
My Comm. Expires October 2, 2017

G-KD-14-13C

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gp Luxury, LLC	**Same as New Owner**	
(NAME)	(NAME)	**116-03-0N-003.00**
132 C Woodmont Blvd	7101 Sharondale Ct Ste 210	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **IRA INNOVATIONS, LLC FBO CHARLES CLINE, IRA FKA IRA INNOVATIONS, INC.**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GP LUXURY, LLC** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit C, as shown in the Declaration of Covenants, Conditions and Restrictions for Cottages of Woodmont Boulevard of record in Instrument Number 20130710-0071438, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to IRA Innovations, LLC f/b/o Charles Cline IRA by Deed from Big Picture Properties, LLC of record at Instrument No. 20130325-0029184, Register's Office for Davidson County, Tennessee, dated March 22, 2013 and recorded on March 25, 2013. Being the same property conveyed to Big Picture Properties, LLC, a Tennessee limited liability company by Deed from Harrison Y.N. Yang and Holing Yang of record at Instrument No. 20130301-0020584, Register's Office for Davidson County, Tennessee, dated February 28, 2013 and recorded on March 1, 2013.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20130624-0064390, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20130710-0071438, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20131212-01025739, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3944, Page 49, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **132 C Woodmont Blvd Nashville, Tennessee 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; 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 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.

BILL GARRETT, Davidson County
Trans:T20140014815 DEEDWARR
Recvd: 03/04/14 14:26 2 pgs
Fees:13.00 Taxes:565.35

20140304-0018193

Witness my/our hand(s) this the 21st DAY OF FEBRUARY, 2014.

IRA Innovations, LLC FBO Charles Cline, IRA FKA IRA Innovations, Inc.

BY: William P. Gulas, Authorized Representative

STATE OF Alabama

COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William P. Gulas, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Representative of IRA Innovations, LLC FBO Charles Cline, IRA FKA IRA Innovations, Inc., the within named bargainor, a limited liability company, and that he as such Authorized Representative executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20 day of February, 2014.

Notary Public

My Commission Expires:

INGRID ELISHA HOLCOMBE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 12, 2014

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212