BILL GARRETT, Davidson County
Trans:T20140031238 DEEDWARR
Recvd: 05/06/14 14:21 2 pgs
Fees:13.00 Taxes:538.74
20140506-0038620

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
14-2036D

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 145,605.05.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF March 2014.

Notary Public

Commission Expiration: 4/7/2014

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
IRA Innovations, LLC FBO
Charles F. Cline, IRA
5184 Caldwell Mill Road, Ste 204-303
Birmingham, AL 35244

SEND TAX BILLS TO:
Karla Robinson
229 Bonnabrook Dr.
Hermitage, TN 37076

MAP-PARCEL:
07416006100

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

IRA Innovations, LLC FBO Charles F. Cline, IRA

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Karla Robinson

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 424 on the Plan of Hermitage Hills, Section 5, as of record in Plat Book 3300, page 1 and 2, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to IRA Innovations, LLC FBO Charles F. Cline, IRA by deed from Homer D. Moss and Betty K. Moss, married on 3/21/2014, filed for record on 3/26/2014 in Instrument No. 20140326-0024781, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: **229 Bonnabrook Drive Hermitage, TN 37076**

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, its heirs and assigns forever; and we do covenant with the said GRANTEE 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, its 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 my hand this 21st day of March, 2014.

IRA Innovations, LLC FBO Charles F. Cline IRA

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Shelby

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Weldon P. Gulas, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the authorized representative of **IRA Innovations, LLC FBO Charles F. Cline, IRA**, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at office this 21 day of March, 2014.

Notary Public

Commission Expiration: _____

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