WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140077336 DEEDWARR
Recvd: 10/14/14 13:14 2 pgs
Fees:13.00 Taxes:739.63
20141014-0094782

B-RM-14-3415-301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
IRA Innovations LLC FBO James Vandergrift IRA **IRA Innovations LLC FBO Paul Bonner IRA**	**IRA Innovations, LLC**	
(NAME) **3415 West End Ave, #301**	(NAME) **PO Box 360750**	**104-6-A-13.00 CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Birmingham, AL 35236**	
(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 **MARGARET J. LANIUS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **IRA INNOVATIONS LLC FBO JAMES VANDERGRIFT IRA, AS TO 90% UNDIVIDED INTEREST; AND IRA INNOVATIONS LLC FBO PAUL BONNER IRA, AS TO 10% UNDIVIDED INTEREST;,** 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 301, CONTINENTAL CONDOMINIUM, as shown on plat of record in Plat Book 5200, Pages 399, 400 and 401, as established under Master Deed of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137, to which master deed reference is hereby made for a more particular description of said unit, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Margaret J. Lanius, unmarried by Warranty Deed from Gail Greenfield, Administratrix C.T.A. of the Estate of Helen M. Sprouse, deceased, recorded on the 28th day of April, 1998 in Deed Book 10903, Page 153, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014, due and payable.
- Plat as recorded in Plat Book 5200, Page(s) 399, 400 and 401, said Register's Office.
- Master Deed establishing CONTINENTAL CONDOMINIUM of record in Book 5862, Page 589, as amended by instrument(s) of record in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137, said Register's Office.
- Easement for Tranmission Line, recorded in Book 4825, Page 592, said Register's Office.
- Resolutions recorded in Book 7461, Page 217 and Instrument No. 20051024-0128399, said Register's Office.
- Memorandum of Agreement recorded at Instrument No. 20010514-0049446, said Register's Office.
- Charter of Homeowners Association recorded in Book 5864, Page 834, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3415 West End Ave, #301, Nashville, Tennessee 37203**.

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.

Witness my/our hand(s) this the 10th DAY OF OCTOBER, 2014.

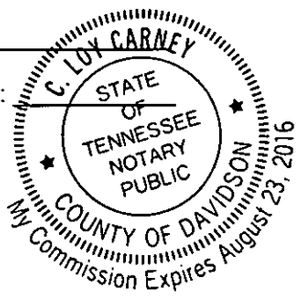
Margaret J. Lanius

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET J. LANIUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of October, 2014.

Notary Public
My Commission Expires:
(SEAL)



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