Davidson County DEEDWARR Recvd: 03/10/15 15:24 3 pgs Fees:18.00 Taxes:555.00 **20150310-0020591**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00 Affiant Subscribed and sworn to before me, this 9th DAY OF March 2015 Notary Public MY COMMISSION EXPIRES: 4/21/2017 (AFFIX SEAL)
WARRANTY DEED SR15-0780	
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA Innovations, LLC FBO Ryan Charlick IRA	IRA Innovations, LLC FBO Ryan Charlick	
P.O. Box 360750	(NAME) 5422 Leipers Creek Rd ~~P.O. Box 360750~~	
(ADDRESS) Birmingham, AL 35236	(ADDRESS) Franklin TN 37064 ~~Birmingham, AL 35236~~	082-14A-134.00CO
(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, we IRA INNOVATIONS, LLC FBO SANDRA W. DORRIS, IRA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto IRA INNOVATIONS, LLC FBO RYAN CHARLICK, IRA, A 64% UNDIVIDED INTEREST, AND RYAN CHARLICK AND WIFE, HEATHER CHARLICK, A 36% 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 780 as specified on the Plat shown in the Master Deed on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and in Instrument No. 20060518-0058640, Register's Office of Davidson County, Tennessee, including without limitation the By-Laws appended thereto, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominium for placement of Units, as shown on Exhibit "E" to the Master Deed of record in Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and Second Amendment to the Master Deed of record under Instrument no. 20060518- 0058640, Register's Office for Davidson County, Tennessee, for a more particularly complete identification and description of said Unit.Being the same property conveyed to Cindra K. Jones, unmarried by Warranty Deed from Riverfront Condominiums Partnership, a Tennessee general partnership, of record in Instrument No. 20060302-0024029, Register's Office for Davidson County, Tennessee, dated February 28, 2006 and recorded on March 02, 2006.

Being the same property conveyed to IRA Innovations, LLC FBO Sandra W. Dorris, IRA by Warranty Deed from Cindra K. Jones, unmarried, of record in Instrument No. 20140513-0040945, Register's Office for Davidson County, Tennessee, dated May 12, 2014 and recorded on May 13, 2014.

unimproved ( )

This is improved (X) property, known as 780 1st Ave North, Nashville, Tennessee 37201

(House Number) (Street) (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 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 5th day of March, 2015.

IRA Innovations, LLC FBO Sandra W. Dorris, IRA by William P. Gulas, Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

On this the 5th day of March, 2015, before me personally appeared William P. Gulas, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Authorized Representative of IRA Innovations, LLC FBO Sandra W. Dorris, IRA, the within named bargainor, a limited liability company, and that he/she as such Authorized Representative executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of March, 2015.

Notary Public

My Commission Expires:

(SEAL)

[illegible] ELICHA HOLCOMBE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 12, 20[illegible]

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cassie Lovvorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Cassie Lovvorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/21/2017

