BILL GARRETT, Davidson County
Trans:T20150025726 DEEDWARRSP
Recvd: 04/07/15 13:23 3 pgs
Fees:18.00 Taxes:274.54
20150407-0030501

This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
IRA Innovations LLC fbo Dina Miller IRA		
131 General Jackson Hermitage, TN 37076	New Owner	064160A13100CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Citizens Tri-County Bank** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **IRA Innovations LLC fbo Dina Miller IRA** (the "Grantee"), his 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 Unit No. 131 on the Plat of the Resubdivision of Jackson Meadow, Phase I, Section 1, of record in Plat Book 6900, page 527, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit, together with undivided interest in all common areas.

Being a portion of the same property conveyed to Citizens Tri-County Bank by Successor Trustee's deed from Darlene T. Marsh, Successor Trustee of record in Instrument No. 20130201-0010793 Register's Office for Davidson County, Tennessee, dated February 01, 2013 and recorded on February 01, 2013.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as 131 General Jackson Lane, 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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 3rd day of April, 2015.

CITIZENS TRI-COUNTY BANK

BY: _____
John V. Barker, President and CEO

STATE OF TENNESSEE
COUNTY OF Sequatchie

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John V. Barker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President and CEO of Citizens Tri-County Bank, the within named bargainor, and that he as such President and CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office in Dunlap, Tennessee, on this 3rd day of April, 2015.

My commission expires: 3-14-17

_____
Notary Public

CHRISTINA B. GRIFFITH
STATE OF TENNESSEE NOTARY PUBLIC
MARION COUNTY

STATE OF TENNESSEE
COUNTY OF Sequatchie WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $74,200.00.

_____
Affiant

Subscribed and sworn to before me this 21st day of April, 2015.

_____
Notary Public

My Commission Expires: 3/25/18

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

1. Subject to all matters shown on the Plan of record in Plat Book 6900, page 527, Register's Office for Davidson County, Tennessee.

2. 2015 Davidson County taxes which have been prorated and assumed by Grantee.

3. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property regime of Jackson Meadows, and recorded in Book 7433, page 236, as amended in Book 7434, page 642, Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Instrument Number 20140818-0074729 and Instrument No. 20140818-0074730, in the Register's Office for Davidson County, Tennessee.

5. Charter of record in Book 8205, Page 138, in the Register's Office for Davidson County, Tennessee.

6. Subject to rights of others in and to the common areas and/or elements.