WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,000.00.

C. Nichols
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

J CARL KARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

G-KD-15-132D

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)
Edward D. King	Bank of America	
(NAME)	(NAME)	
132 D Woodmont Boulevard	PO Box 5954	**116030N00400CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Springfield, OH 45501	
(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 F/B/O CHARLES CLINE IRA,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EDWARD D. KING, A MARRIED MAN,** 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 D, as shown in the Declaration of Covenants, Conditions and Restrictions for Cottages of Woodmont Boulevard of record in Instrument No. 20130710-0071438, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to IRA Innovations, LLC f/b/o Charles Cline, IRA by Warranty deed from Big Picture Properties, LLC of record in Instrument No. 20130325-0029184 Register's Office for Davidson County, Tennessee, dated March 22, 2013 and recorded on March 25, 2013.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 100, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20130624-0064390, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130710-0071438, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3944, Page 49, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20131212-01025739, 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 **improved** property known as: **132 D Woodmont Boulevard, 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:T20150036737 DEEDWARR
Recvd: 05/12/15 13:57 2 pgs
Fees:13.00 Taxes:2068.30

20150512-0043523

Witness my/our hand(s) this the 8th DAY OF MAY, 2015.

IRA Innovations, LLC f/b/o Charles Cline IRA

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/herself to be the Authorized Representative of IRA Innovations, LLC, 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 8th day of May, 2015.

_____
Notary Public

My Commission Expires:

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

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