THIS INSTRUMENT WAS PREPARED BY:
James N. Bryan, Jr.
211 Third Avenue, N.
Nashville, TN 37201

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON RESPONSIBLE FOR TAXES	MAP-PARCEL NUMBERS
IRA INNOVATIONS, LLC f/b/o CHARLES CLINE IRA previously ENTRUST TENNESSEE f/b/o CHARLES CLINE IRA	same	
(NAME) 452 Autumn Lake Trail	(NAME)	Map/parcel: 082-04-0-104.00
(NAME) Franklin, TN 37067	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

(FOR REGISTER'S USE)

Davidson County DEEDQC
Recvd: 06/22/15 13:30 4 pgs
Fees:22.00 Taxes:0.00
20150622-0059478

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS:
$ -0- AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 DAY OF JUNE, 2015.
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-8-16
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires MAR 8, 2016

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Ten Talents Properties, LLC, a limited liability company organized under the laws of the state of Tennessee, has bargained and sold and by these presents does hereby convey, release and forever quitclaim unto IRA Innovations, LLC, f/b/o Charles Cline IRA (formally Entrust

Tennessee f/b/o Charles Cline IRA) all of our right, title and interest in the following described tract of land in Davidson County, Tennessee as follows:

> LAND in Davidson County, Tennessee, being Lot No. 44-A Zone Lot Division of Lot No.44 and part of Lot No. 45, Sharpe & Crutchers Addition, of record in Plat Book 6200, page 728, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ten Talents Properties, LLC, by deed from John Kaul of record in Instrument No. 20090930-0090915, in the Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all matters as set forth in the Plan of record in Book 57, page 83, as amended in Book 6200, page 728, and any and all other easements, restrictions and conditions of record which may affect the said property in the Register's Office for Davidson County, Tennessee.

Taxes for the year 2014 have not been paid and are expressly assumed by the grantee herein, along with any penalty and interest thereon.

This is improved real property commonly known as: 926-A N. Sixth Street, Nashville, TN 37207.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR

Witness my hand on this 16 day of June, 2015.

Ten Talents Properties, LLC

By: _____
Chris Choate, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amy Montross, a Notary Public in and for said county, Chris Choate, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of Ten Talents Properties, LLC, the within named bargainor, a limited liability company, and that he, as such sole member, executed the within

instrument for the purposes therein contained by signing the name of the limited liability company by himself as the sole member thereof.

Witness my hand at office in Nashville, Tennessee, this 16 day of June, 2015.

Amy Monterroso
Notary Public

My commission expires: 3-8-16

AMY MONTERROSO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, James N. Bryan, Jr., do hereby make oath that I am the licensed attorney /custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Name

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amy Monterroso, a notary public for this county and state, James N. Bryan, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy Monterroso
Notary Public

My Commission Expires 3-8-16

AMY MONTERROSO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 8, 2016