Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

G-KD-15-132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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)
Virgil J. Herring and Isabele L. Herring	New Owner	
(NAME) **132 B Woodmont Blvd**	(NAME)	**116030N00200CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(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 **VIRGIL J. HERRING AND ISABELE L. HERRING, HUSBAND AND WIFE,** 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 B, as shown in the Declaration of Covenants, Conditions and Restrictions for Cottages of Woodmont Boulevard, of record at Instrument No. 20130710-0071438, in the Register's Office of Davidson, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to IRA Innovations, LLC f/b/o Charles Cline IRA by deed from Big Picture Properties, LLC of record as Instrument No. 20130325-0029184, in the Register's Office for Davidson County, Tennessee, dated March 22, 2013 and recorded 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.
- Subject to all matters shown on the Plan Exhibit Map attached to the Declaration of Covenants, Conditions and Restrictions for Cottages of Woodmont Boulevard of record as Instrument Number 20130710-0071438, 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.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20131212-0125739, in the Register's Office for DavidsonCounty, Tennessee.
- Easement of record in Book 3944, Page 49, 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 B Woodmont Blvd , 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:T20150053151 DEEDWARR
Recvd: 07/01/15 14:08 2 pgs
Fees:13.00 Taxes:2201.50
20150701-0063785

Witness my/our hand(s) this the 25th DAY OF JUNE, 2015.

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

BY: _____
William P. Gulas
Authorized Representative

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~DAVIDSON~~ 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 as such Authorized Representative executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of June, 2015.

Melisa T. Taylor
Notary Public

My Commission Expires:



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