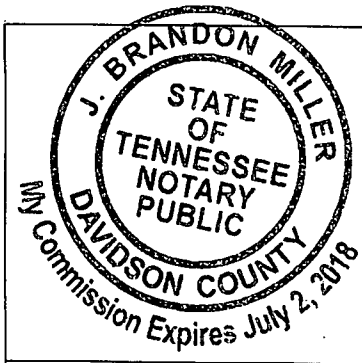
BILL GARRETT, Davidson County
Trans:T20150079296 DEEDWARR
Recvd: 09/17/15 15:10 2 pgs
Fees:13.00 Taxes:370.00
20150917-0094639

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of September, 2015.

Notary Public

My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
FP Investments, GP	New Owner	
3825 Bedford Avenue, Suite 102		082-04-104.00
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE 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 **FP INVESTMENTS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 44-A on the Plan of Zone Lot Division of Lot No. 44 and part of Lot No. 45, Sharpe & Crutchers Addition, of record in Plat Book 6200, Page 728, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ten Talents Properties, LLC by Warranty deed from John Kaul, of record in Instrument No. 20090930-0090915, Register's Office for Davidson County, Tennessee, dated September 29, 2009 and recorded on September 30, 2009.

Being the same property conveyed to IRA Innovations, LLC f/b/o Charles Cline IRA by Quitclaim deed from Ten Talents Properties, LLC, of record in Instrument No. 20150622-0059478, Register's Office for Davidson County, Tennessee, dated June 16, 2015 and recorded on June 22, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 926 A North 6th Street, Nashville, TN 37207.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of September, 2015.

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

By: _____
Name: William Gulas
Title: Authorized Representative

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Gulas, with whom I am personally acquainted (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 f/b/o Charles Cline IRA, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14 day of September, 2015.

_____
Notary Public

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