BILL GARRETT, Davidson County
Trans:T20150083672 DEEDWARR
Recvd: 10/01/15 13:48 2 pgs
Fees:13.00 Taxes:1110.00
20151001-0099977

Return to and
Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

DEBORAH A. DEVINE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires October 18, 2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of August, 2015.

Notary Public
My commission expires: 10/18/16

07-1506-86053

Address of New Owner:	Send Tax Bills to:	Tax Information:
IRA Innovations, LLC FBO Patricia Balciar and IRA Innovations, LLC FBO Paul Balciar 304 Addison Avenue Franklin, TN 37064	New Owner	160-150-0D-071.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Betsy L. Bozich as Successor Trustee of the Joyce Howe Bozich Revocable Trust uad July 11, 1991, as revised by the Third Amended and Restated Agreement of Trust dated November 7, 2013 and Betsy L. Bozich, as Personal Representative of The Estate of Joyce Howe Bozich**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **IRA Innovations, LLC, FBO Patricia Balciar IRA, 33% undivided interest and IRA Innovations, LLC FBO Paul Balciar IRA, 67% undivided interest**, hereinafter called the Grantees, their successors 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 Unit No. 71, of the St. Martin Square at Seven Springs Condominiums, Phase II, as established by the Master Deed of record in Instrument No. 20060310-0028319, as supplemented by the First Supplement to the Master Deed of record in Instrument No. 20061109-0139692; as amended pursuant to the Instrument of Correction of record Instrument No. 20080730-0077840; and as amended by Amendment to the First Supplement to the Master Deed of record in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee, together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part hereof. This conveyance to include Garage Number G2 a/k/a 404A and Garage Number 71G a/k/a 404B.

Being the same property conveyed to Joyce H. Bozich, an unmarried individual by Special Warranty Deed from St. Martin Square, Inc., a Tennessee Corporation, dated October 17, 2007, recorded November 9, 2007, of record in Instrument No. 20071109-0132500, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Joyce Howe Bozich Trust u/a/d July 11, 1991, as amended by Quitclaim Deed from Joyce Howe Bozich, dated April 9, 2009, recorded April 21, 2009, of record in Instrument No. 20090421-0036221, Register's Office for Davidson County, Tennessee.

Joyce Howe Bozich, having since died on January 3, 2015. The Estate of Joyce Howe Bozich is being probated before the Circuit County for Manatee County,

Florida, Probate Division, File No. 2015-CP-00094. Betsy L. Bozich, having been duly appointed as the Personal Representative of the Estate of Joyce Howe Bozich. The Last Will and Testament of Joyce Howe Bozich, having been filed of record in Instrument No. 20151001-0099976, in the Register's of Davidson County, Tennessee, devising the subject property to the then acting Trustee of the Grantor Trust.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 307 Seven Springs Way, #404, Brentwood, TN 37027.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 5 day of August, 2015.

Betsy L. Bozich, as Successor Trustee The Joyce Howe Bozich Revocable Trust uad July 11, 1991, as revised by the Third Amended and Restated Agreement of Trust dated November 7, 2013

Betsy L. Bozich, as Personal Representative The Estate of Joyce Howe Bozich

State of Florida

County of Lee

On August 5, 2015, before me, the undersigned, a notary public in and for said county and state, personally appeared Besty L. Bozich, as Successor Trustee for the Joyce Howe Bozich Revocable Trust uad July 11, 1991, as revised by the Third Amended and Restated Agreement of Trust dated November 7, 2013 and Betsy L. Bozich, as Personal Representative of the Estate of Joyce Howe Bozich, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand in Fort Myers, FL this 5 day of August, 2015.

Notary Public

My commission expires:

5-18-2017

LISE LAVIOLETTE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF017472
Expires 5/18/2017