Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$220,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF FEBRUARY, 2016. Notary Public MY COMMISSION EXPIRES: **NOVEMBER 5, 2018** (AFFIX SEAL)

LEE A. COHEN — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTINE A. WILSON, AS TRUSTEE FOR THE CHRISTINE A. WILSON REVOCABLE LIVING TRUST	**SAME**	**102-04-0-132.00**
(NAME) **4807 ELKINS AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, IRA INNOVATIONS, LLC, F/K/A ENTRUST ADMINISTRATION OF THE SOUTHEAST, INC., FBO TROY KINSEL IRA, AN ALABAMA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTINE A. WILSON, AS TRUSTEE FOR THE CHRISTINE A. WILSON REVOCABLE LIVING TRUST,** HEREINAFTER CALLED THE GRANTEE, IT'S SUCCESSORS AND/OR 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. 832 on the Plan of Charlotte Park, Section 22, of record in Plat Book 3700, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ENTRUST ADMINISTRATION OF THE SOUTHEAST, INC., FBO TROY KINSEL IRA, by deed from SHER POWERS, UNMARRIED, of record in Instrument No. 20090105-0000680, dated January 2, 2009, said Register's Office.

By Articles of Amendment, ENTRUST ADMINISTRATION OF THE SOUTHEAST, INC. became IRA INNOVATIONS, INC., then by Conversion of a Domestic Entity, IRA INNOVATIONS, INC. became IRA INNOVATIONS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY.

This conveyance is subject to all matters shown on the plan of record in Plat Book 3700, page 67; Agreement for Sewerage System of record in Book 2593, page 566, and any and all other easements, restrictions and conditions of record which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **447/449 WILCLAY DRIVE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160013161 DEEDWARR
Recvd: 02/17/16 13:50 2 pgs
Fees:13.00 Taxes:814.00
20160217-0015046

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 8 day of February, 2016.

IRA INNOVATIONS, LLC FBO TROY KINSEL IRA

By: _____
William P. Gulas
Title: 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, with whom I am personally acquainted, and who upon his oath acknowledged himself to be the Authorized Representative of IRA Innovations, LLC FBO Troy Kinsel IRA, the within named bargainor, a limited liability company, and that he as such Authorized Representative, being authorized so to do, executed the above instrument for the purposes contained therein by signing the name of the limited liability company by the said William P. Gulas as such Authorized Representative.

Witness my hand and official seal at office, this 8 **day of February, 2016.**

_____
NOTARY PUBLIC

My commission expires: July 12, 2016

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