WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160025326 DEEDWARR
Recvd: 03/29/16 14:50 2 pgs
Fees:13.00 Taxes:962.00
20160329-0029607

G-VRES-16-1500

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/2019
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
IRA Innovations LLC FBO Claude Earl Fox, IRA	**New Owner**	
(NAME)	(NAME)	**082-09-0J-002.00-CO**
P.O. Box 360750		
(ADDRESS)	(ADDRESS)	
Birmingham, AL 35236		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SIBYL AYERS AND CHALEY AYERS FORMERLY KNOWN AS CHARLOTTE AYERS DONAHEY, BOTH UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IRA INNOVATIONS LLC FBO CLAUDE EARL FOX, IRA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 4102 on the master Deed establishing The Morgan Park Place Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et. Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20050831-0104621, amended as Instrument No. 20051110-0136248 as amended in Instrument No. 20060516-0057286 and amended as Instrument No. 20061023-0131222, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the map of the Nashville Horticultural Society Plan of record in Plat Book 2, page 30, Chancery Court at Nashville, Tennessee.

Being the same property conveyed to Sibyl Ayers, unmarried and Charlotte Ayers Donahey, unmarried as joint tenants with right of survivorship by Warranty deed from Lawrence Bros., LLC, Tennessee limited liability company of record in Instrument No. 20061220-0156696 Register's Office for Davidson County, Tennessee, dated December 15, 2006 and recorded on December 20, 2006.

The said Charlotte Ayers Donahey as listed on the Durable Power of Attorney recorded simultaneously herewith of record in Instrument No. 20160329-0029606 is now kown as Chaley Ayers.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Nashville Horticultural Society Plan of record in Plat Book 2, page 30, Chancery Court at Nashville, Tennessee.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Morgan Park Place Condominiums of record in Instrument Number 20050831-0104621, as amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740, Instrument No. 20100622-0048863 and Instrument No. 20140408-0029304 and Scriveners Affidavit recorded in Instrument No. 20140425-0035118, Register's Office for Davidson County, Tennessee.
- Assignment of Declarant's Rights of record in Instrument Number 20150102-0000052, in the Register's Office for DavidsonCounty, Tennessee.
- Charter of Morgan Park Place Condominium Association, Inc. of record in Instrument No. 20051114-0137058, Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument Number 20050719-0083911, in the Register's Office for Davidson County, Tennessee.

- Agreement for Dedication easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20100112-0002819, in the Register's Office for DavidsonCounty, Tennessee.
- Easement to Nashville and Louisville Railroad Company of record in Book 175, Page 137, 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: **1500 4th Avenue North #102, Nashville, Tennessee 37208-2762**.

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.

Witness my/our hand(s) this the 28th DAY OF MARCH, 2016.

Sibyl Ayers (by Charlotte Ayers Donahey (attorney in fact)
Sibyl Ayers by Charlotte Ayers Donahey
(now known as Chaley Ayers)

Chaley Ayers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charlotte Ayers Donahey n/k/a Chaley Ayers, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SIBYL AYERS, and who acknowledged she executed the same as the free act and deed of the said SIBYL AYERS.

Witness my hand and official seal, this the 28th of March, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHALEY AYERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of March, 2016.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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