BILL GARRETT, Davidson County
Trans:T20160031974 DEEDWARR
Recvd: 04/19/16 12:44 2 pgs
Fees:13.00 Taxes:1572.50
20160419-0037759

KIM SEWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$425,000.00.**

Affiant

Subscribed and sworn to before me, ~~this the~~ 13th day of April, 2016.

Notary Public

My commission expires: 9-30-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Charles K. Watts	**Pinnacle Bank**	**104-01-0Y-001.00CO**
403 A Acklen Park Drive	**150 3rd Avenue South, Suite 900**	
Nashville, TN 37205	**Nashville, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

IRA Innovations, LLC fbo Christopher Marchetti IRA (90% undivided interest) and Christopher Marchetti (10% undivided interest)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles K. Watts, a single man

HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit A, on the Horizontal Property Regime for Plat for 403 Acklen Park Drive Townhomes, as recorded in the Master Deed of record as Instrument No. 20150507-0041887, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being a portion of the same property conveyed to IRA Innovations, LLC FBO Christopher Marchetti IRA (90% undivided interest) and Christopher Marchetti (10% undivided interest) by deed from Kevin McGinn of record as Instrument No. 20150415-0033277, dated April 10, 2015, and by deed of record as Instrument No. 20150828-0087353, dated August 19, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **403 A Acklen Park Drive, Nashville, TN 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 Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 13th day of April, 2016.

IRA Innovations, LLC fbo Christopher Marchetti IRA

By: William P. Gulas
Its: Authorized Representative

Christopher Marchetti

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Christopher Marchetti**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **April, 2016.**

Notary Public

My Commission Expires: 9.30.19

KIM SEWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF ALABAMA

COUNTY OF SHELBY

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **William P. Gulas**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Authorized Representative of **IRA Innovations, LLC fbo Christopher Marchetti IRA** the within named bargainor, a company, and that he as such Authorized Representative being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by the said **William P. Gulas** as its Authorized Representative.

Witness my hand, at office, this 13 day of **March, 2016.**

Notary Public

My Commission Expires

INGRID ELISHA HOLCOMBE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 12, 20