BILL GARRETT, Davidson County
Trans:T20160032722 DEEDWARR
Recvd: 04/21/16 09:06 2 pgs
Fees:13.00 Taxes:592.00

20160421-0038647

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Travis Parham
2048 Breckenridge Drive
Mount Juliet, TN 37122

SEND TAX BILL TO:
Owner

MORTGAGEE

MAP 082
GROUP 14 0A
PARCEL 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dan Heichelbech, 50% undivided interest and IRA Innovations LLC (fka Entrust Tennessee Inc) fbo Les Lazarus IRA 50% undivided interest** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **Travis Parham and wife, Tracy S. Parham,** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being: Unit No. 1050 as specified on the Plat shown in the Master Deed, on the Plan of Riverfront Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Riverfront Condominiums, of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and second amendment in Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Riverfront Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and second amendment in Instrument No. 20060518-0058640, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Dan Heichelbech, 50% undivided interest and Entrust Tennessee fbo Les Lazarus IRA 50% undivided interest by deed from Dan Heichelbech 50% undivided interest and Entrust Tennessee fbo Les Lazarus IRA 50% undivided interest dated March 4, 2011 and recorded in Instrument No. 20110316-0020625 said Register's Office.

This conveyance is made subject to the following:
1) 2016 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as 1050 1st Avenue North, Nashville, Tennessee 37201.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Travis Parham and wife, Tracy S. Parham,** his heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to

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 our hands this the 18th day of April, 2016.

Dan Heichelbech

IRA Innovations LLC (fka Entrust Tennessee Inc) fbo Les Lazarus IRA

William P. Gulas, Authorized Representative

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Dan Heichelbech, 50% undivided interest the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of April, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Alabama
COUNTY OF Shelby

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came William P. Gulas, Authorized Representative with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Authorized Representative respectively of IRA Innovations LLC (fka Entrust Tennessee Inc) fbo Les Lazarus IRA, the within named bargainor, and corporation, and that he as such appointed William P. Gulas being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation, by the corporation, as such Authorized Representative, and attesting the same of the corporation, by the said William P. Gulas as such Authorized Representative.

WITNESS my hand and notarial seal at my office at Birmingham, Alabama, this 19, day of April, 2016

NOTARY PUBLIC

INGRID ELISHA HOLCOMBE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 12, 2019

My commission expires:_____

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $160,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of April, 2016.

NOTARY PUBLIC
My Commission Expires:

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY