WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160043918 DEEDWARR
Recvd: 05/25/16 10:37 2 pgs
Fees:13.00 Taxes:888.13
20160525-0052482

J-PJ-16-301

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,035.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

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)
Anne Marie Starr and Marc Starr	**Lolita Hamilton**	
(NAME)	(NAME)	**104-06-0A-013.00-CO**
145 East 84th Street, Apt. PHAB	**4535 Harding Pike, Suite 309**	
(ADDRESS)	(ADDRESS)	
New York, NY 10028	**Nashville, TN 37205**	
(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, **IRA INNOVATIONS LLC FBO JAMES VANDEGRIFT IRA, AS TO 90% UNDIVIDED INTEREST AND IRA INNOVATIONS LLC FBO PAUL BONNER IRA, AS TO 10% UNDIVIDED INTEREST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNE MARIE STARR AND HUSBAND, MARC STARR,** 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 301, Continental Condominium, as shown on plat of record in Plat Book 5200, Pages 399, 400 and 401, as established under Master Deed of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137, to which master deed reference is hereby made for a more particular description of said unit, in the Register's Office, Davidson County, Tennessee,

Being the same property conveyed to Margaret J. Lanius, unmarried by Warranty deed from Gail Greenfield, Administratrix C.T.A. of the Estate of Helen M. Sprouse, deceased of record in Book 10903, page 153, Register's Office for Davidson County, Tennessee, dated April 24, 1998 and recorded on April 28, 1998.

Being the same property conveyed to Ira Innovations LLC FBO James Vandergrift Ira, as to 90% undivided interest; and Ira Innovations LLC FBO Paul Bonner Ira, as to 10% undivided interest by Warranty deed from Margaret J. Lanius, unmarried of record in Instrument No. 20141014-0094782 Register's Office for Davidson County, Tennessee, dated October 10, 2014 and recorded on October 14, 2014.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 5200, Page 399, as amended in Book 6135, page 788 and Book 6435, Page 549.
- Master Deed establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137.
- By-Laws for Continental Homeowners' Association of record in Book 5862, Page 626.
- Charter for Continental Homeowners' Association of record in Book 5864, Page 834.
- Resolution of record in Book 7461, Page 217 and Instrument No. 20051024-0128399 and Resolution of Board of Directors recorded in Instrument No. 20160108-0001989.
- Permanent overhang easement for the construction and maintenance of an Electrical power transmission line of record in Book 4825, Page 592.
- Memorandum of Agreement of record in Instrument Number 20010514-0049446.
- Restrictions of record as Instrument Number 20141014-0094782.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3415 West End Avenue #301, Nashville, Tennessee 37203-1040**.

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 17 DAY OF MAY, 2016.

IRA Innovations LLC FBO James Vandegrift IRA, as to 90% undivided interest

BY: _____
William P. Gulas, Authorized Representative

IRA Innovations LLC FBO Paul Bonner IRA, as to 10% undivided interest

BY: _____
William P. Gulas, 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. Goulas, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Representative of IRA Innovations LLC FBO James Vandegrift IRA, as to 90% undivided interest, the within named bargainor, a limited liability company, and that he/she as such Authorized Representative executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20 day of May, 2016.

_____
Notary Public

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

My Commission Expires:

STATE OF Alabama
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William P. Goulas, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Representative of IRA Innovations LLC FBO Paul Bonner, as to 10% undivided interest, the within named bargainor, a limited liability company, and that he as such Authorized Representative executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20 day of May, 2016.

_____
Notary Public

My Commission Expires:

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

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