Box#14
G#28423-3

CORYLYN S. PRIEST
G#28423-3
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160047253 DEEDWARR
Recvd: 06/06/16 09:25 2 pgs
Fees:13.00 Taxes:1783.73
20160606-0056534

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$482,090.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of June, 2016.

Notary Public

My commission expires: 07-08-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
IRA Innovations, LLC, f/b/o David Baker IRA and IRA Innovations, LLC, f/b/o Melanie Baker, IRA	**"New Owner"**	**Map 116-08-0-A Parcel 20**
20 Washington Park		
Nashville, TN 37205		

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

C. Ronald Christian, unmarried

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

IRA Innovations, LLC, f/b/o David Baker, IRA 80% undivided interest and
IRA Innovations, LLC, f/b/o Melanie Baker, IRA 20% undivided interest

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Building Site 20 on the Plan of Sugartree, a Planned Unit Development, Phase #1 of record in Plat Book 4675, Pages 141 and 142, amended in Book 4869, Page 686, Book 5121, Page 89, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, and Book 5238, Page 93, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to C. Ronald Christian, unmarried, by Warranty Deed from Anthony Andrew Jackson and wife, Elaine Lannom Jackson, dated April 17, 2015, of record in Instrument No. 20150422-0035825, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All Matters appearing on the Plan of Sugartree, Phase 1, of record in Book 4675, Pages 141-142, amended in Book 4869, Page 686, Book 5121, Page 89, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93, Register's Office for Davidson County, Tennessee;
2) Declaration of Covenants, Conditions and Restrictions of Sugartree, of record in Book 4857, Page 157, Book 4911, Page 356, Book 4996, Page 126 and Book 5003, Page 688, Register's Office for Davidson County, Tennessee;
3) An agreement for dedication of easement for sanitary sewer and/or storm drainage of record in Book 3958, Page 122, Book 4005, Page 367 and Book 7061, Page 100, Register's Office for Davidson County, Tennessee;
4) A sewer easement of record in Book 3400, Page 63, Register's Office for Davidson County, Tennessee;
5) Charter of Sugartree Homeowners Association, Inc., of record in Book 5365, Page 903; Book 5636, Page 525; Book 5639, Page 45, Book 5683, Page 667 and Book 5633, Page 670, Register's Office for Davidson County, Tennessee;
6) Dedication of Common areas as set out in Book 5683, Page 695, Register's Office for Davidson County, Tennessee;
7) Taxes for 2016 which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **20 Washington Park, 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 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/our hand(s) this **3rd** day of **June, 2016.**

C. Ronald Christian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **C. Ronald Christian,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **June, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17