THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16067923**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $169,900.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2016. Notary Public My Commission Expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160062355 DEEDWARR
Recvd: 07/20/16 10:35 2 pgs
Fees:13.00 Taxes:628.63
20160720-0074673

WARRANTY DEED

Address New Owner: Christopher Scott Ferren 324 Huntington Ridge DR Nashville TN 37211-5971	Send Tax Bills To: New Owner	Tax Parcel ID No. 161-11-0A-173.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **IRA Innovations, LLC. FBO Charles Judge IRA** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher Scott Ferren, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 173, HUNTINGTON RIDGE TOWNHOUSES, as shown on plat of record in Plat Book 4675, Page 9, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to IRA Innovations, Inc., fbo Charles Judge, IRA #2101294 by Warranty Deed from Glenna Kuhlman, unmarried, recorded on the 5th day of June, 2012 in Instrument No. 20120605-0048871, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HUNTINGTON RIDGE TOWNHOUSES, as recorded in Plat Book 4460, Page(s) 67 and Book 4675, Page 9.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4729, Page 687, Book 4889, Page 905, Book 5394, Page 243 and Instrument No. 20110331-0024865.

Terms and provisions of by-Laws of recorded in Book 7423, Page 762, Instrument Nos. 20080324-0029069 and 20130724-0076332.

Charter of Huntington Ridge Townhouse Homeowners Association, Inc., recorded in Book 4729, Page 682 and Book 4890, Page 84.

Easement for Ingress and Egress, recorded in Book 6396, Page 896.

Easement for Comcast Nashville I, LLC, recorded in Instrument No. 20140902-0079897.

Stormwater Detention Agreement as set forth in instrument recorded in Book 9732, Page 551, Book 9775, Page 308 and Book 11345, Page 59.

Conveyance of Common Area recorded in Book 4742, Page 570.

This is improved property located at 324 Huntington Ridge DR Nashville TN 37211-5971

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2016.

IRA Innovations, LLC. FBO Charles Judge IRA

By: William P. Gulas
Its: Authorized Representative

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned a Notary Public in and for said County and State aforesaid, Charles Judge with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2016.

Notary Public

STATE OF TENNESSEE, Alabama
COUNTY OF DAVIDSON Shelby

Before me, the undersigned, of 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 oath, acknowledged himself to be the Authorized Representative (or other officer authorized to execute the instrument) of IRA Innovations, LLC, fbo Charles Judge IRA, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of June 2016.

Notary Public

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