WARRANTY DEED

W-AHR-16-2929-

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 11/5/18 (AFFIX SEAL)

MEREDITH MALLOY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 5, 2018

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)
Breean Hewitt IRA	**Breean Hewitt IRA**	
(NAME)	(NAME)	
630 Patriot Lane	**630 Patriot Lane**	**119-14-0A-143.00-CO**
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	**Franklin, TN 37067**	
(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, **JAMES ROLLINS AND YING ROLLINS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IRA INNOVATIONS LLC FBO BREEAN HEWITT IRA# 2102683 A 55% UNDIVIDED INTEREST & IRA INNOVATIONS LLC FBO BREEAN HEWITT ROTH IRA# 2202682 A 45% UNDIVIDED INTEREST,** 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 No. 143, Building K on the Plan of Kingswood Condominiums, of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Kingswood, a horizontal property regime established by Master Deed of record in Book 6058, Page 320, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronnie E. Harper, Jr., unmarried by Warranty Deed from Dennis Stark of record in Instrument No. 20061020-0130670, Register's Office for Davidson County, Tennessee, dated October 13, 2006 and recorded on October 20, 2006.

Being the same property conveyed to James Rollins and Ying Rollins by Successor Trustee's Deed from Robert S. Coleman, Jr., in his capacity as Successor Trustee of record in Instrument No. 20160425-040089, Register's Office for Davidson County, Tennessee, dated April 25, 2016 and recorded on April 25, 2016.

This conveyance is subject to:
- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 5200, Page 520.
- Master Deed establishing a Horizontal Property Regime of Kingswood Condominiums of record in Book 6058, Page 320.
- Charter for Kingswood Homeowners Association of record in Book 6092, Page 579.
- Restrictions of record in Book 909, Page 48; Book 919, Page 398; Book 928, Page 752; Book 1001, Page 539; Book 946, Page 252; Book 919, Page 628; Book 946, Page 252; Book 1579, Page 387; Book 1581, Page 55 and Book 1579, Page 387.
- Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Nashville Boy's Club, Inc., across premises of record in Book 3645, Page 9; Book 3822, Page 25; Book 4259, Page 977; and Book 4260, Page 332.
- Lease Agreement dated April 24, 1979, by and between Solon Automated Service and Kingswood Kastle Apartment of record in Book 5585, Page 985 and Bill of Sale of record in Book 5585, Page 989.
- Easement favor of BellSouth Telecommunications of record in Book 11362, Page 523.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **2929 Selena Drive #143, Nashville, Tennessee 37211-2525**.

BILL GARRETT, Davidson County
Trans:T20160106406 DEEDWARR
Recvd: 12/02/16 15:40 2 pgs
Fees:13.00 Taxes:296.00

20161202-0126990

Warranty Deed

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 1ST DAY OF DECEMBER, 2016.

James Rollins

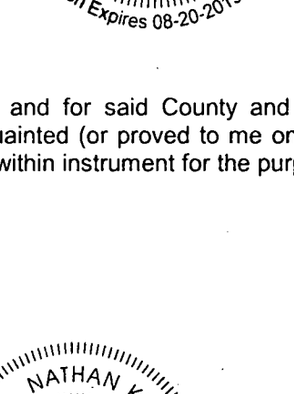
Ying Rollins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES ROLLINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, YING ROLLINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212