WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2017.

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

B-E3-17-2507

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)
IRA Innovations LLC FBO Max Khazanov IRA	**New owner**	
(NAME) **PO Box 360750**	(NAME)	**092-10-0B-001.00-CO; 092-10-0B-002.00-CO; 092-10-0B-007.00- CO; 092-10-0B-008.00-CO**
(ADDRESS) **Birmingham, AL 35236**	(ADDRESS)	
(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, **E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IRA INNOVATIONS LLC FBO MAX KHAZANOV IRA,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit Nos. 1, 2, 7, and 8 of Twenty Five-07 At City Heights Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Twenty Five-07 At City Heights Condominiums of record in Instrument Number 20161123-0123883, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thererof; said Unit being depicted on Exhibit "E" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "F" to said Master Deed.

The new addresses and parcels are as follows:

092-10-0B-001.00-CO- 2507 CLIFTON AVE #101 NASHVILLE, TN, 37209-UNIT 1
092-10-0B-002.00-CO- 2507 CLIFTON AVE #102 NASHVILLE, TN, 37209-UNIT 2
092-10-0B-007.00-CO- 2507 CLIFTON AVE #202 NASHVILLE, TN, 37209-UNIT 7
092-10-0B-008.00-CO- 2507 CLIFTON AVE #203 NASHVILLE, TN, 37209-UNIT 8

Being a portion of the same property conveyed to E3 Construction Services, LLC, a Tennessee Limited Liability Company by Warranty deed from Max Khazanov, Married of record in Instrument No. 20160623-0063973 Register's Office for Davidson County, Tennessee, dated June 21, 2016 and recorded on June 23, 2016.

This conveyance is subject to:
- Taxes for the year 2017, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 124, Chancery Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2507 Clifton Avenue, Units 101, 102, 202, 203, Nashville, Tennessee 37209**.

BILL GARRETT, Davidson County
Trans:T20170031885 DEEDWARR
Recvd: 04/17/17 13:53 2 pgs
Fees:13.00 Taxes:1600.25
20170417-0037009

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 12th DAY OF APRIL, 2017.

E3 Construction Services, LLC, a Tennessee Limited Liability Company

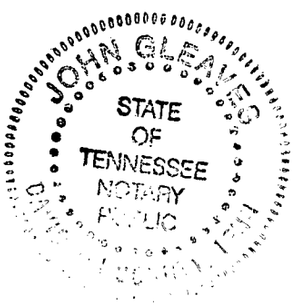
BY: _____
John H. Eldridge, III
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. ELDRIDGE, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of E3 CONSTRUCTION SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of April, 2017.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)





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