WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/08/17 15:40 3 pgs
Fees:18.00 Taxes:1233.95
20170608-0057753

G-P-17-1510-902

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $333,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: August 4, 2020
(AFFIX SEAL)

TIFFANY WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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):
Lauren Elizabeth Eldridge	Farmington Mortage	
(NAME) **1510 Demonbreun Street, Unit 902**	(NAME) 2002 Richard Jones Rd Suite 300A	093-09-0A-050.00-CO
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Nashville, TN 37215	
(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 INC. FBO EDDIE W. McCULLAR IRA N/K/A IRA INNOVATIONS LLC FBO EDDIE W. McCULLAR IRA,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAUREN ELIZABETH ELDRIDGE, AN UNMARRIED WOMAN,** 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. 902, together with the appurtenant interest in the common elements of The Rhythm At Music Row, a condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20070725-0088390, as amended in Instrument No. 20080219-0015612; Instrument No. 20080410-0036475; Instrument No. 20080701-0068043; Instrument No. 20081201-0116444; Instrument No. 20090608-0053187; Instrument N0. 2009065-0059073; Instrument No. 20110324-0022950 and at Instrument No. 20110906-0068936, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Site Plat attached as Exhibit B to the aforementioned Master Deed, as amended.

Together with Parking Space R1 as set forth in the Eighth Amendment to Master Deed of record in Instrument No. 20110906-0068936, Register' s Office for Davidson County, Tennessee.

Being the same property conveyed to IRA Innovations Inc. FBO Eddie W. Mccullar IRA by Special Warranty deed from Pinnacle National Bank of record in Instrument No. 20120117-0004333 Register's Office for Davidson County, Tennessee, dated January 12, 2012 and recorded on January 17, 2012.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20080402-0033103;
- Covenants, Conditions and Restrictions of record in Instrument No. 20060331-0036680;
- Master Deed of record in Instrument No. 20070725-0088390, as amended in Instrument Nos. 20080219-0015612, 20080410-0036475, 20080701-0068043, 20081201-0116444, 20090608-0053187, 20090625-0059073, 20110324-0022950 and 20110906-0068936;
- Stormwater Detention Agreement of record in Instrument No. 20070423-0047689;
- Easement for Right of Entry in Instrument No. 20070430-0050890;
- Right of First Refusal in Eighth Amendment to Master Deed in Instrument No. 20110906-0069036;
- Restrictive Covenants of the Art Center Redevelopment Plan in Book 10965, Page 404, as amended in Book 11625, Page 252;
- Terms and provisions of the Articles of Organization of Rhythm Partners, LLC of record in Instrument No. 20060306-0025880;
- Driveway Agreement of record in Instrument No. 20030131-0014020;
- Grant of Easement of record in Instrument No. 20161021-0111269, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **1510 Demonbreun Street, Unit 902, Nashville, Tennessee 37203**.

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 5th DAY OF JUNE, 2017.

IRA Innovations LLC FBO Eddie W. McCullar IRA

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. Gulas, 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 Eddie W. McCullar IRA, 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 5 day of June, 2017.

_____
Notary Public

My Commission Expires:

INGRID ELISHA HOLCOMBE
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
July 07, 2020

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

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

