Karen Johnson Davidson County
Batch# 682700 **DEEDWARR**
07/23/2021 12:49:29 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00

20210723-0099215

WILLIAM E. GROVES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/07/2023
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is ~~$450,000.00~~ $430,000.00

Carol A. White
Affiant

Sworn to and subscribed before me this 13 **day of July, 2021.**

Notary Public
My Commission Expires: 03/07/2023

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Carol Ann White			
307 Seven Springs Way #404	307 Seven Springs Way #404	New Owner	**160-15-0D-071.00-CO**
Brentwood, TN 37064	Brentwood, TN 37064		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **IRA Innovations LLC fbo Patricia Balciar IRA, a 33% undivided interest, and IRA Innovations LLC fbo Paul Balciar IRA, a 67% undivided interest,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **Carol Ann White, an unmarried woman,** (Grantee), her heirs and assigns, the following described tracts or parcel of land situated in Williamson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 71, of the St. Martin Square at Seven Springs Condominiums, Phase II, as established by the Master Deed of record in Instrument No. 20060310-0028319, as supplemented by the First Supplement to the Master Deed of record in Instrument No. 20061109-0139692; as amended pursuant to the Instrument of Correction of record Instrument No. 20080730-0077840; and as amended by Amendment to the First Supplement to the Master Deed of record in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee together with all right, title and interest relating to said unit as prescribed and set forth in said Master Deed, and all recorded amendments and exhibits thereto, which by this reference are incorporated herein and made a part hereof.

Being the same property conveyed to IRA Innovations, LLC, FBO Patricia Balciar IRA, 33% Undivided Interest and IRA Innovations, LLC, FBO Paul Balciar IRA, 67% Undivided Interest by Warranty deed from Betsy L. Bozich, as Successor trustee of The Joyce Howe Bozich Revocable Trust uad July 11, 1991, as revised by the third Amended and restated Agreement of Trust dated November 07, 2013 and

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-PR-21307-404

Betsy L. Bozich, as personal Representative of The Estate of Joyce Howe Bozich of record in Instrument No. 20151001-0099977 Register's Office for Davidson County, Tennessee, dated August 05, 2015 and recorded on October 01, 2015. The said Joyce Howe Bozich died on January 3, 2015.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable, and all subsequent years.
All matters shown on the Plan of record in Book 4460, Page 186, Instrument No. 20000713-0069320, Instrument No. 20000122-0125520 and Instrument No. 20060222-0020470, Register's Office for Davidson County, Tennessee.
Provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of St. Martin Square at Seven Springs Condominiums of record in Instrument Number 20060310-0028319, supplemented in Instrument No. 20061109-0139692 , corrected in Instrument No. 20080730-0077840 and further amended in Instrument No. 20090624-0058791, Register's Office for Davidson County, Tennessee.
Covenants, Conditions and Restrictions of record in Book 4611, Page 682 and Instrument No. 200007130-069415 as amended in Instrument No. 20000731-0075531, Instrument No. 20000818-0081931, Instrument No. 20010803-0082967 as ratified in Instrument No. 200110240-116171 and further amended in Instrument No. 200311070-163683, Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 4611, Page 682, amended and restated in Instrument 19991230-0308948, in the Register's Office for Davidson County, Tennessee.
Charter of HOA of record in Book 4611, Page 674, in the Register's Office for Davidson County, Tennessee.
Declaration of Easement of record in Instrument Number 200108030-082968, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention and Water Quality Device Agreement of record in Instrument Number 200408160-098712, in the Register's Office for Davidson County, Tennessee.
Charter of Seven Springs Neighborhood Association, Inc. of record in Instrument No. 20040520-0059668, Instrument No. 20010726-0079648 and Instrument No. 20060217-0019487, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Rights of others in and to the common areas and/or elements.

And Grantors do further covenant and bind Grantors, their successors and assigns, to warrant and defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 12 day of July, 2021.

IRA Innovations, LLC, FBO Patricia Balciar IRA
and FBO Paul Balciar IRA

BY: _____
Elisha Holcombe, Authorized Representative

STATE OF ALABAMA)
COUNTY OF Shelby)

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, Elisha Holcombe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herself to be the Authorized Representative of **IRA Innovations LLC fbo Patricia Balciar IRA and IRA Innovations LLC fbo Paul Balciar IRA,** the within named bargainor, a limited liability company, and that she, as such Authorized Representative, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 12 day of July, 2021.

_____
NOTARY PUBLIC
My Commission Expires: 8/15/21

MEAGAN SUZETTE GLASS NOTARY PUBLIC ALABAMA STATE AT LARGE