WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120015140 DEEDWARR
Recvd: 03/01/12 11:22 2 pgs
Fees:13.00 Taxes:1461.13
20120301-0018022

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$394,900.00.**

Affiant

Subscribed and sworn to before me this 28th day of February, 2012.

Notary Public
My Commission expires: 1-18-13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Charles Resha	Franklin American Mortgage Co.	105-09-0-176.00
1109 West Grove Avenue	501 Corporate Centre Dr. Ste. 400	
Nashville, TN 37204	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Entrust Tennessee, now known as IRA Innovations, Inc., FBO Cleland Ratcliffe IRA, a 50% undivided interest and Entrust Tennessee, now known as IRA Innovations, Inc., FBO Charles Cline IRA, a 50% undivided interest,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Charles Resha, unmarried,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 36 on the plan of A.B. Hill Subdivision of the Plant Land, of record in Book 332, page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Entrust Tennessee FBO Cleland Ratcliffe IRA, a 50% undivided interest and Entrust Tennessee FBO Charles Cline IRA, a 50% undivided interest, by deed from Joan Curry, a single person, on April 19, 2011, of record in Instrument Number 20110421-0030807, Register's Office for Davidson County, Tennessee. Entrust Tennessee, Inc. merged with Entrust Administration of the Southeast, Inc., on December 1, 2011, as evidence by the records in the Secretary of State's Office of Alabama. Further, Entrust Administration of the Southeast, Inc., changed its' name to IRA Innovations, Inc., on December 1, 2011, as evidence by the records in the Secretary of State's Office of Alabama.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 332, page 54, Register's Office Davidson County, Tennessee.

This is improved property known as: **1109 West Grove Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the

aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 27, 2012.

IRA Innovations, Inc. FBO Cleland Ratcliffe IRA

BY: _____

IRA Innovations, Inc. FBO Charles Cline IRA

BY: _____

STATE OF Alabama

COUNTY OF Shelby

On this 27 day of February, 2012, before me, appeared William P. Gulas, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Authorized Representative of IRA Innovations, Inc, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Authorized Representative, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: _____
NOTARY PUBLIC

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Nov 2, 2014
BONDED THRU NOTARY PUBLIC UNDERWRITERS

NICOLE MITCHELL NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF Alabama

COUNTY OF Shelby

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MY COMMISSION EXPIRES: Nov 2, 2014
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NICOLE MITCHELL NOTARY PUBLIC ALABAMA STATE AT LARGE