Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $152,000.00

Affiant

Subscribed and sworn to before me this 22nd day of May, 2012

Notary Public
My commission expires: 3-21-2016

KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20120038331 DEEDWARR
Recvd: 05/24/12 13:50 2 pgs
Fees: 13.00 Taxes: 562.40
20120524-0045184

Address of New Owner:	Send Tax Bills to:	Tax Information
Shannon M. McCarthy	Regions Mortgage	Pt. 072-14-260 & 261
1615A Chase Street	2050 Parkway Office Circle	
Nashville, TN 37206	Birmingham, AL 35244	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **IRA Innovations, Inc. f/k/a Entrust Tennessee FBO IRA#32-1079,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Shannon M. McCarthy, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "B" to the Declaration and Master Deed establishing a horizontal property regime for Chase Corners Townhomes of record in Instrument 201204250035442, Register's Office for Davidson County, Tennessee, and known as part of Lots 64 and 65 on the Plan of Charles U. Coggin First Addition, as of record in Book 421, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to IRA Innovations, Inc. f/k/a Entrust Tennessee FBO IRA#32-1079 by deed from Southern Land Acquisitions, Inc., Trustee of the Chase Corner Trust of record in Instrument 201105270040955, Register's Office for Davidson County, Tennessee, dated May 19, 2011, as corrected by Scrivener's Affidavit in Instrument 201106150045848, Register's Office for Davidson County, Tennessee and further corrected by Deed of Correction in Instrument 201110210082101, Register's Office for Davidson County, Tennessee, dated September 30, 2011.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1615A Chase Street, Nashville, TN 37206

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 16 day of May, 2012.

IRA Innovations, Inc. f/k/a Entrust Tennessee fbo IRA#32-1079

By: _____
Its; Authorized Representative

STATE OF Alabama
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William P. Gulas., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she is the Authorized Representative for **IRA Innovations, Inc. f/k/a Entrust Tennessee FBO IRA#32-1079,** and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the Authorized Representative for **IRA Innovations, Inc. f/k/a Entrust Tennessee FBO IRA#32-1079.**

Witness my hand and official seal this the 16 day of May, 2012.

_____
Notary Public

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

My Commission expires: _____

FILE NO: 2012052052