03

Realty Title 03

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120052545 DEEDWARR
Recvd: 07/17/12 11:04 2 pgs
Fees:13.00 Taxes:332.99
20120717-0062782

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$89,998.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/22/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cara C. Ryckman and Richard J. Ryckman	Regions Bank dba Regions Mortgage	04414001700
(NAME) 233 Martingale Drive	(NAME) PO Box 200401	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Florence, SC 29502	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, IRA Innovations, Inc F/K/A Entrust Administration of Southeast FBO Dana Ochsner, IRA, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cara C. Ryckman and husband, Richard J. Ryckman, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot Number 233 of Block 4, on the Plan of Cumberland Terrace, Part I, of record in Book 1424, page 49, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description

Being the same property conveyed to Entrust Administration of Southeast FBO Dana Ochsner, IRA, by deed of record in Instrument Number 20070807-0094421, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Cumberland Terrace of record in Book 1424, page 49, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 1582, Page 505, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 233 Martingale Drive, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 10th day of July, 2012.

IRA Innovations, Inc

By: _____

Its: Authorized Representative

STATE OF Alabama

COUNTY OF Shelby

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William P. Gulas with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Representative of IRA Innovations, Inc and that he/she as such of IRA Innovations, Inc. executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Birmingham, Alabama this 18th day of June, 2012.

Commission expires:

MY COMMISSION EXPIRES FEBRUARY 3, 2015

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Notary Public