**WARRANTY DEED**

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,700.00

Vicki Benjamin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2012.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/23/2013
(AFFIX SEAL)

Return To. **THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| CAMA SDIRA LLC FBO Richard A Becker IRA | same | |
| (NAME) | (NAME) | 04306020900 |
| 5 Valley Square Ste 103 | | |
| (ADDRESS) | (ADDRESS) | |
| Blue Bell, PA 19422-0119 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20120960 |

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Donald Irwin and wife, Lillian B. Irwin**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CAMA SDIRA LLC FBO Richard A Becker IRA**, hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 307 on the Plan of Madison Park, Section 3, as of record in Book 3500, page 104, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Donald Irwin and wife, Lillian B. Irwin by Warranty Deed from Dugger Developments, Inc., dated February 10, 1965 and filed of record in Book 3860, Page 413, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 3794, page 933, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 301 Becklea Dr., Madison, TN 37115

(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 GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20120073373 DEEDWARR
Recvd: 09/28/12 09:42 2 pgs
Fees:13.00 Taxes:254.19
20120928-0088435

Witness our hands this 20th day of September, 2012.

Donald Irwin by Donald L. Irwin, Attorney in Fact

Donald Irwin by Donald L. Irwin, Attorney in Fact

Lillian B. Irwin

Lillian B. Irwin

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Lillian B. Irwin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Lillian B. Irwin executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of September, 2012.

Commission expires:

FELICIA COX
Notary Public, State of Texas
My Commission Expires
March 25, 2014

Notary Public

State of Texas
County of Harris

On this 20th day of September, 2012, before me personally appeared Donald L. Irwin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donald Irwin, and who acknowledged that he executed the same as the free act and deed of Donald Irwin.

My Commission Expires:

FELICIA COX
Notary Public, State of Texas
My Commission Expires
March 25, 2014

Notary Public

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075