Davidson County DEEDWARRSP
Recvd: 03/05/14 12:40 6 pgs
Fees:33.00 Taxes:299.70
20140305-0018540

This Instrument Prepared By:
Nikita George
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

New Owner(S) Address & Mail Tax Statements To:
IRA Innovations, LLC FBO Thomas Perry IRA
100 Concourse Pkwy., Ste. 275
Birmingham, AL 35244

Tax ID: 90-6026793

SPECIAL WARRANTY DEED

This instrument, made and entered into on this the 13 day of Feb, 2014, by and between CHRISTIANA TRUST, A Division of Wilmington Savings Fund Society, FSB, as trustee for Normandy Mortgage Loan Trust, Series 2013-10, Grantor, and IRA Innovations, LLC FBO Thomas Perry IRA whose address is 100 Concourse Pkwy., Ste. 275, Birmingham, AL 35244 Grantee.

Witnesseth:

That for and in consideration of the sum of EIGHTY ONE THOUSAND and 00/100 ($81,000.00) DOLLARS and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED TO EXHIBIT "A"

Property Address: 307 24th Street, Old Hickory, TN 37138

Prior Deed recorded , in Instrument No. , Davidson County Court Clerk's Office. 20140305-0018539

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantees, Grantees' successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantees, Grantees' successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

CHRISTIANA TRUST, A Division of Wilmington
Savings Fund Society, FSB, as trustee for Normandy
Mortgage Loan Trust, Series 2013-10
By: Carrington Mortgage Services, LLC as attorney in fact

By: _____

Its: _____

Tom Croft, SVP of Default
for Carrington Mortgage Services, LLC Attorney in Fact

STATE OF _____}

COUNTY OF _____}

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by _____, its _____ By: Carrington Mortgage Services, LLC as attorney in fact for CHRISTIANA TRUST, A Division of Wilmington Savings Fund Society, FSB, as trustee for Normandy Mortgage Loan Trust, Series 2013-10, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the _____ day of _____, 2014.

See attached

_____
Notary Public
My Commission expires:

CALIFORNIA ALL – PURPOSE

CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Orange

On February 13, 2014, before me, Dania Trevino, Notary Public, personally appeared, Tom Croft, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

DANIA TREVINO
Commission # 2016617
Notary Public - California
Orange County
My Comm. Expires Mar 30, 2017

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

_____
(Title or description of attached document)

_____
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

_____
(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

_____
(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they,~~ ~~is /are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $81,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

CHRISTIANA TRUST, A Division of Wilmington Savings Fund Society, FSB, as trustee for Normandy Mortgage Loan Trust, Series 2013-10
By: Carrington Mortgage Services, LLC as attorney in fact

By: _____

Its: _____

Subscribed and sworn to before me this the 13th day of February, 2014.

_____
Notary Public
My Commission Expires: 3/30/2017

Name and Address of Property Owner:
IRA Innovations, LLC
100 Concourse Pkwy., Ste 275
Birmingham, AL 35244

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
IRA Innovations, LLC
100 Concourse Pkwy., Ste. 275
Birmingham, AL 35244

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

DANIA TREVINO
Commission # 2016617
Notary Public - California
Orange County
My Comm. Expires Mar 30, 2017

EXHIBIT "A"

BEING LOT NO.2 AND PART OF LOT NO.1 ON THE FINAL PLAT OF PHASE 4 OF THE VILLAS OF LAKEWOOD, OF RECORD IN PLAT BOOK 9700, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID LOTS.

Commonly known as: 307 24th Street, Old Hickory, TN 37138
APN: 05308001700

True Copy Certification

I, Jen Manning, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TX

County of Collin

Personally appeared before me, ~~[Name of Notary]~~ Kathy Sanchez, a notary public for this county and state, ~~[name of person making certification]~~ Jen Manning who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KATHY E SANCHEZ
My Commission Expires
May 2, 2017

Notary's Signature

My Commission Expires: _____

Notary' Seal (if on paper)