BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140029457 DEEDWARR
Recvd: 04/30/14 12:13 2 pgs
Fees:13.00 Taxes:283.05
20140430-0036269

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 18, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76.500.00

Heather Risley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2014.

Tonya B. Cherry
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
IRA Resources, Inc., FBO Client Roger Bruce McGaw IRA#35-36572	New Owner	
(NAME)	(NAME)	61-3-24
6825 La Jolla Blvd.		
(ADDRESS)	(ADDRESS)	
La Jolla, CA 92037		
(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, **REBECCA ANN SMOCK, ADMINISTRATOR OF THE ESTATE OF ROBERTA GANTZER EDGING**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IRA RESOURCES INC., FBO CLIENT ROGER BRUCE MCGAW IRA# 35-36572,** 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:

Land in Davidson County, Tennessee, being Lot No. 71 on the Map of Section Two, Gra Mar Acres, of record in Book 2133, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Roy William Edging and wife, Roberta G. Edging by Deed from Hendley & Whiteside Builders, Inc of record in Book 2343, page 585, said Register's Office. The said Roy William Edging has died vesting title solely in Roberta G. Edging as the surviving tenant by the entirety. The said Roberta G. Edging has since died intestate, Rebecca Ann Smock was appointed Administrator by order of the Probate Court, Docket No.13P440, Probate Court Clerk's Office for Davidson County, Tennessee, Pursuant to TCA 30-2-402 and the Final Court order entered on April 23, 2014, the Administrator was authorized to sell the property to the Grantee herein.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 2133, page 74, said Register's Office; and (c) qwest communications easement of record in Instrument No. 20120228-0017172, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 931 Lemont Dr., Nashville, TN 37216

(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 24 day of April, 2014.

Rebecca Smock

Rebecca Ann Smock, Administrator

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Rebecca Ann Smock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Administrator of the Estate of Roberta Gantzer Edging and executed the within instrument as such Administrator.

Witness my hand and official seal at Nashville, Tennessee this 24 day of April, 2014.

Commission expires:

Notary Public

KEVIN C. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 3, 2015