BILL GARRETT, Davidson County
Trans:T20140045799 DEEDWARR
Recvd: 06/27/14 09:56 2 pgs
Fees:13.00 Taxes:795.50

20140627-0056365

STATE OF Tennessee Alabama
COUNTY OF ~~Davidson~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Rachel Bellamy
Affiant

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

Chris A. Fuentes State of Tennessee Notary Public Williamson County

Notary Public
MY COMMISSION EXPIRES: 11/20/18
File No. G14-8854D

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Christopher T. Cole and Tammy E. Cole (NAME) | NEW OWNER (NAME) | 32-16-7 |
| 1186 Hunters Lane (STREET ADDRESS) | (STREET ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **IRA Innovations, LLC FBO C. Scott Reece, IRA #2101335**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher T. Cole and Tammy E. Cole**, 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. 115 on the plan of DALEMERE, SECTION 5, as shown by plat of record in Plat Book 3600, Page 19, in the 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 IRA Innovations, LLC FBO C. Scott Reece, IRA #2101335 from The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2006-FA-7, by First Horizon Home Loans, a division of First Tennessee Bank National Association, Master Servicer, in its capacity for the Trustee under the Pooling Agent and Servicing Agreement, by Special Warranty Deed dated October 29, 2013, as Instrument No. 20131107-0115751, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 3616, page 573, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3600, page 19, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1186 Hunters Lane, Nashville, TN 37207.

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. Whenever 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/our hand(s) this 24th day of April, 2014.

IRA INNOVATIONS, LLC FBO C. SCOTT REECE, IRA #2101335

By: Elisha Holcombe
Elisha Holcombe, Authorized Representative

April 24, 2014
Date

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STATE OF ~~Tennessee~~ Alabama

COUNTY OF ~~Davidson~~ Shelby }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Elisha Holcolmbe, Authorized Representative for IRA Innovations, LLC FBO C. Scott Reece, IRA #2101335, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Authorized Representative of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of April, 2014.

My Commission Expires: June 23 2014

Jared Alexander
Notary Public

JARED S. ALEXANDER MY COMMISSION EXPIRES JUNE 23 2014 SHELBY COUNTY, ALABAMA NOTARY PUBLIC

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Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**