Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd. Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150010032 DEEDWARR
Recvd: 02/09/15 13:48 2 pgs
Fees: 13.00 Taxes: 739.63

20150209-0011913

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Eva Evans, Unmarried	Eva Evans, Unmarried	05308001700
(NAME)	(NAME)	
307 24th Street	307 24th Street	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150058

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, I, IRA Innovations, LLC FBO Thomas Perry IRA , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Eva Evans, Unmarried, 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. 2 and a part of Lot No. 1 on the Final Plat of Phase 4 of the Villas of Lakemeade, previously shown in error as 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.

The portion of Lot No. 1 being that portion of Lot(s) 8 and 9 on the plan of Dabbs & Elliott's Subdivision No. 2 at Dupontonia , (now Lakewood) of record in Plat Book 547, page 127, said Register's office now being a part of Lot 1 on the Final Plat of Phase 4 of the Villas of Lakemeade of record in Plat Book 9700, page 69, said Register's Office.

Being the same property conveyed to IRA Innovations, LLC FBO Thomas Perry IRA by deed from Christiana Trust, a division of Wilmington Savings Fund Society, FSB, as Trustee for Normandy Mortgage Loan Trust, Series 2013-10, dated February 13, 2014, of record in Instrument No. 20140305-0018540, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 307 24th Street, Old Hickory, TN 37138
(House No.) (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 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.

Witness my hand 5th day of February, 2015.

IRA Innovations, LLC FBO Thomas Perry IRA

BY: _____
William P. Gulas, Authorized Representative

STATE OF) Alabama
County OF) Shelby

Before me, the undersigned authority, a Notary Public of the State and county mentioned, 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 Authorized Representative (or other officer authorized to execute the instrument) of IRA Innovations, LLC fbo Thomas Perry IRA, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Authorized Representative (or other authorized officer).

Witness my hand, at office, this 5th of February, 2015.

Notary Public
My Commission Expires:

INGRID ELISHA HOLCOMBE
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES JULY 12, 2016