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WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150032395 DEEDWARR
Recvd: 04/29/15 11:19 2 pgs
Fees: 13.00 Taxes: 368.15
20150429-0038270

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of April, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
IRA Services Trust Company, Custodian FBO Richard Charles Katz IRA	IRA Services Trust Company, Custodian FBO Richard Charles Katz IRA	165 13 0A 065.00
(NAME)	(NAME)	
700 Pepperwood Court	1160 Industrial Rd #1	
(ADDRESS)	(ADDRESS)	
Antioch 43016	San Carlos, CA 94070	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ninety-Nine Thousand Five Hundred And No/100 Dollars ($99,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Foundation For The Challenged, an Ohio non-profit corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **IRA Services Trust Company, Custodian FBO Richard Charles Katz IRA**, 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:

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. 345, on the Plan of Peppertree Forest, Section Four, as shown on plat of record in Plat Book 7900, Page 426, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same premises conveyed to Foundation for the Challenged, an Ohio non-profit corporation by Deed from Triad Properties, a Tennessee general partnership dated January 27, 2006 and recorded January 30, 2006 as Instrument No. 20060130-0010977 in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 700 Pepperwood Court, Antioch, TN 43016

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, has 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.

Witness our hands this 16th day of April, 2015.

Foundation For The Challenged, an Ohio non-profit corporation

BY: Kathy Streblo FEC
Kathy Streblo
Associate Executive Director

STATE OF Ohio
County OF Franklin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathy Streblo, 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 the Assoc. Executive Director, and is authorized to execute the instrument on behalf of Foundation For The Challenged, the within named bargainor, and that he/she as such Assoc. Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Assoc. Executive Director.

Witness my hand and official seal, this the 20 of April, 2015.

Notary Public

My Commission Expires:

(SEAL)

NOTARY SEAL STATE OF OHIO

CHRISTINA M. YODER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MARCH 18,2017

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