B04536
(1)

BILL GARRETT, Davidson County
Trans:T20150069024 DEEDWARR
Recvd: 08/17/15 13:57 2 pgs
Fees:13.00 Taxes:950.90
20150817-0082493

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $257,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF AUGUST, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9-20-2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7630 SARAKAITIS J

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Andrew J. Sarakaitis		06103002400
931 Lemont Drive		
Nashville, TN 37216		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

IRA RESOURCES INC., FBO CLIENT ROGER BRUCE MCGAW, IRA

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ANDREW J. SARAKAITIS, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 931 Lemont Drive, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand hand on the 13 day of August, 2015.

Liane Bathey, President
IRA Resources Inc.,
FBO Client Roger Bruce McGaw, IRA
IRA Resources, Inc.

Read + Approved

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, IRA RESOURCES INC., FBO CLIENT ROGER BRUCE MCGAW, IRA, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at LA JOLLA, CA, this 13th day of August, 2015.

Notary Public

My Commission Expires: MARCH 25, 2017

NICOLE M. VERDES
Commission # 2014960
Notary Public - California
San Diego County
My Comm. Expires Mar 25, 2017

15-7630 SARAKAITIS J

EXHIBIT A - LEGAL DESCRIPTION

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.

Being the same property conveyed to IRA Resources Inc. FBO Client Roger Bruce McGaw IRA# 35-36572 by Warranty Deed from Rebecca Ann Smock, Administrator of the Estate of Roberta Gantzer Edging, recorded on the 30th day of April, 2014 in Instrument No. 20140430-0036269, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, GRA-MAR ACRES, as recorded in Plat Book 2133, Page(s) 74, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement Deed by Court Order in Settlement of Landowner Action recorded at Instrument No. 20120228-0017172.