This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Maureen Roddy
IRA Services Trust CO
P.O. Box 7080
San Carlos, CA 37115

MORTGAGEE
Cash

BILL GARRETT, Davidson County
Trans:T20150105347 DEEDWARR
Recvd: 12/14/15 13:51 2 pgs
Fees:13.00 Taxes:693.74
20151214-0125478

SEND TAX BILL TO:
IRA Services Trust Co
P.O. Box 7080
San Carlos, CA 94070

MAP 042
GROUP 09 0
PARCEL 111.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Eric Sox, a married man and George Brandt, a married man** hereinafter called the GRANTORS, has bargained and sold, and by these presents, does hereby transfer and convey unto **IRA Services Trust Co CFBO Maureen Roddy IRA 521504 (Tax ID - 26-2627205)**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 55 on the plan of Section Two, Kemper Heights, as shown by the plat of record in Plat Book 2331, Page 104, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Eric Sox and George Brandt, by Trustee's Deed from Wilson & Associates, PLLC, Substitute Trustee, dated October 10, 2015, and recorded in Instrument No. 20151005-0101125, in the Register of Deeds Office in and for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 2331, page 104, said Register's Office.
3) Any and all restrictions, conditions, and easements of record

This is improved property known as 808 Tuckahoe Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said IRA Services Trust Co CFBO Maureen Roddy IRA 521504 (Tax ID - 26-2627205), its successors and assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTORS do further covenant and bind themselves, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 the 10th day of December, 2015.

Eric Sox

George Brandt

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Eric Sox and George Brandt, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of December, 2015.

NOTARY PUBLIC
My Commission Expires: 2-25-19

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $187,496.00.

AFFIANT

Subscribed and sworn to before me on this 10th day of December, 2015.

NOTARY PUBLIC
My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY