WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $145,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF JANUARY, 2017. NOTARY PUBLIC MY COMMISSION EXPIRES

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8771 KATZ 2 CP CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
IRA Services Trust Company Custodian FBO David Randolph Howarth IRA	IRA Services Trust Company Custodian FBO David Randolph Howarth IRA	165130A06500CO
PO Box 7080	PO Box 7080	
San Carlos CA 94070	San Carlos CA 94070	

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 SERVICES TRUST COMPANY CUSTODIAN FBO RICHARD CHARLES KATZ IRA

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

IRA SERVICES TRUST COMPANY CUSTODIAN FBO DAVID RANDOLPH HOWARTH IRA

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 700 Pepperwood Court, Antioch, TN 37013 aka 4460 Stoneview Drive Antioch, TN 37013

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 its hand on the 17th day of January, 2017.

IRA Services Trust Company Custodian FBO Richard Charles Katz IRA

BY: _____
ITS: _____

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the _____ of IRA SERVICES TRUST COMPANY CUSTODIAN FBO RICHARD CHARLES KATZ IRA, the within named barganor, an IRA CUSTODIAN, and that _____, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said IRA CUSTODIAN for the purposes therein contained.

Witness my hand and official seal at _____, _____, this 17th day of January, 2017.

Notary Public _____

My Commission Expires: _____

SEE ATTACHED CALIFORNIA ACKNOWLEDGEMENT

BILL GARRETT, Davidson County
Trans: T20170009366 DEEDWARR
Recvd: 02/01/17 10:58 3 pgs
Fees: 18.00 Taxes: 536.50
20170201-0010626

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Mateo)

On January 23, 2017 before me, Colleen M Hannon, Notary Public
(insert name and title of the officer)

personally appeared Michael McNair,
who proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

COLLEEN M. HANNON
Commission # 2062117
Notary Public - California
San Mateo County
My Comm. Expires Mar 23, 2018

Signature Colleen M Hannon (Seal)

OPTIONAL

IRA Services Trust Company
CFBO: HOWARTH, DAVID RANDOLPH

17-8771 KATZ 2 CP CB

EXHIBIT A - LEGAL DESCRIPTION

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 property conveyed to IRA Services Trust Company, Custodian FBO Richard Charles Katz IRA by Warranty Deed from Foundation For The Challenged, an Ohio non-profit corporation, recorded on the 29th day of April, 2015 in Instrument No. 20150429-0038270, 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 2017 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 PEPPERTREE FOREST, SECTION FOUR, as recorded in Plat Book 7900, Page(s) 426, 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 and Restrictions as set forth in Deed recorded in Book 8703, Page 462, Book 8757, Page 607, as amended in Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698 and Book 9455, Page 801, 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. Terms and provisions of by-Laws recorded in Book 8757, Page 623.

f. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

g. Property taxes for the current year.