02

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/25/2007
(AFFIX SEAL)

CARLENE SMITH NOTARY PUBLIC AT LARGE ROBERTSON COUNTY TENN.

Davidson County DEEDWARR
Recvd: 06/21/04 16:03 2pgs
Fees:13.00 Taxes:638.25

20040621-0073343

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

H-1666

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laurice Renee Taylor	New Owner	059-08-0 207.00
(NAME)	(NAME)	
581 Mill Station Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, First Jordan Co., LLC, Trustee for 581 Mill Station Land Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laurice Renee Taylor, a single person, 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:

Being Lot No. 34 on the plan of Claymille Station, Phase three, of record in Plat Book 6900, page 648, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to 581 Mill Station Land Trust, First Jordan Co., LLC Trustee, by Warranty Deed from Beverly M. Foster and husband, Larry E. Foster, dated January 21, 2004, of record in Instrument No. 20040203-0012963, as rerecorded in Instrument No. _____, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is the principal residence of the grantor.

*20040621-0073342

unimproved ☐

This is improved ☒ property, known as 581 Mill Station Drive, Nashville, TN 37207
(House Number) (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 we do covenant with the said GRANTEES 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 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 my hand this 17th day of June, 2004.

581 Mill Station Land Trust

BY: First Jordan Co., LLC, Trustee

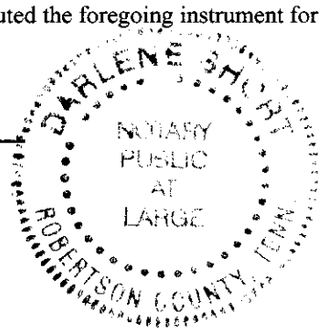
BY: _____
Dan Lain, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dan Lain with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the Chief Manager of First Jordan Co., LLC., the Trustee of 581 Mill Station Land Trust, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of June, 2004.

Darlene Shore
Notary Public



My Commission Expires:
11/25/07

RETURN TO:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027