WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/25/2007

(AFFIX SEAL)

DARLENE SMITH NOTARY PUBLIC AT LARGE ROBERTSON COUNTY

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

H-1932

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The 2424 Pafford Drive Trust, First Jordan, LLC, as Trustee	New Owner	083-04-0 085.00
(NAME)	(NAME)	
2576 Memorial Blvd, Suite 108		
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/21/04 15:15 2pgs
Fees:13.00 Taxes:140.60
20041221-0151792

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, Robbie M. Tanner, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The 2424 Pafford Drive Trust, First Jordan, LLC, as Trustee, 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:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Rosebank Park, as of record in Book 1835, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alvin D. Miller, a one-half undivided interest and Mrs. Esther Edwards, a one-half undivided interest to be her sole and separate use, by Warranty Deed, dated June 16, 1953, of record in Book 2149, Page 619, Register's Office for Davidson County, Tennessee; The said Alvin D. Miller having since died on November 29, 2003, devising his interest in subject property to Robbie M. Tanner, pursuant to the Last Will and Testament of Alvin D. Miller. The said Ester Edwards having since died intestate on November 15, 1989, leaving subject property to Robbie M. Tanner as her surviving heir at law, pursuant to Affidavit of Heirships recorded simultaneously herewith of record in Instrument No. 20041221.0151790, and Instrument No. 20041221-0151791, Register's Office for said County.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS.

Michael David Tanner executes this instrument on behalf of Robbie M. Tanner, pursuant to Power of Attorney recorded simultaneously herewith.

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.

unimproved ☐

This is improved ☒ property, known as 2424 Pafford Drive, Nashville, TN 37206

(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 3rd day of December, 2004.

Amy E. Hilton

Kay H. Sikes

Robbie M. Tanner

Robbie M. Tanner

BY: Michael D. Tanner

Michael David Tanner, Attorney-in-Fact

STATE OF Fla
COUNTY OF Volusia

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Michael David Tanner, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Robbie M. Tanner, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Robbie M. Tanner. Witness my hand and Notarial Seal this 10th day of December, 2004.

Kay H. Sikes

Notary Public

My Commission Expires: 9/14/07

KAY H. SIKES
State of Florida
My Comm. Exp. Sept. 14, 2007
Comm. # DD 0245706

☐ PERSONALLY KNOWN BY ME
☐ PRODUCED I.D.

RETURN TO:

Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072