WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-25-07
(AFFIX SEAL)

DARLENE S. SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

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

Davidson County DEEDWARR
Recvd: 01/11/05 09:17 2 pgs
Fees:13.00 Taxes:55.50
20050111-0003928

H-1982

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
609 Vester Trust	New Owner	071-10-0 103.00
(NAME)	(NAME)	
P.O. Box 791		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(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, Mary Helen Smith-Preston, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 609 Vester Trust, First Jordan LLC, as Trustee, with full power to sell, mortgage, and convey without joinder of any beneficiary, 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. 43 on Weakley and Dodd's Brooklyn of record in Book 57, page 126, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to J. William Rutherford and Leslie Smith by Deed of record in Book 5105, Page 605, Register's Office for Davidson County, Tennessee. The said J. William Rutherford (being the one and same as James William Rutherford, Sr.) having since died, his interest was devised to Third National Bank in Nashville, under the Will of James William Rutherford, Sr. of record in Will Book 122, Page 770, said Register's Office. Third National Bank in Nashville conveyed its interest to Leslie E. Smith by deed of record in Book 6938, Page 7, said Register's Office. Leslie E. Smith having since died on March 18, 1992, said property vests in the Heirs of Leslie E. Smith; said Heirs being Mary Helen Smith-Preston, as established by Affidavit of Heirship recorded simultaneously herewith by Instrument of record in Instrument No. 20050104-0001010, said Register's Office; property being further conveyed to Mary Helen Smith-Preston by Mattie Ferris, unmarried, to convey any interest she may have in subject property by QuitClaim Deed recorded simultaneously herewith of record in Instrument No. X, said Register's Office.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR. * 20050111-0003927

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 609 Vester Avenue, 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 4th day of January, 2005.

Mary Helen Smith-Preston
Mary Helen Smith-Preston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Helen Smith-Preston, married, the bargainor(s), with whom I am personally acquainted for proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 4th day of January 2005.

Commission Expires: 1/29/05

Amanda Nordman
Notary Public

AMANDA NORDMAN
NOTARY PUBLIC AT LARGE
TENNESSEE

RETURN TO:

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