WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/25/2007

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/02/05 14:49 2 pgs
Fees:13.00 Taxes:111.00

20050202-0012415

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

H-2006

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1004 Meridian Street Trust	New Owner	082-03-0 234.00
(NAME) P. O. Box 781	(NAME)	
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(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, William Thomas Reed, unmarried, and Annie Reed, unmarried, as tenants in common with right of survivorship, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 1004 Meridian Street 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:

LAND in Davidson County, Tennessee, being the north 10 feet of Lot No. 48 and the south 40 feet of Lot 49 on the Map of Benedict Land Co.'s Subdivision of the Lindley Tract as of record in Book 332, Page 40, Register's Office for said County.

SAID parts of said lots adjoins and front together 50 feet on the west side of Meridian street and run back between parallel lines 173 ½ feet to an alley.

Being the same property conveyed to William Thomas Reed and wife, Annie Reed, by Warranty Deed from Grady Shaver, Jr. and wife, Katie B. Rogers Shaver, dated May 2, 1973, of record in Book 4705, Page 182, Register's Office for Davidson County, Tennessee.

Josephine Reed-Pope executes this instrument on behalf of William Thomas Reed 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 1004 Meridian Street, 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 our hands this 11th day of January, 2005.

William Thomas Reed

William Thomas Reed

By: Josephine Reed-Pope, Attorney-in-Fact

William Thomas Reed Josephine Reed-Pope, Attorney-in-Fact

Annie Reed

Annie Reed

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annie Reed 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 Goodlettsville, Tennessee, this 11th day of January, 2005.

Commission Expires: 11-25-07

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

Darlene Short
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Josephine Reed-Pope, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of William Thomas Reed, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said William Thomas Reed. Witness my hand and Notarial Seal this 11th day of January, 2005.

Darlene Short
Notary Public

My Commission Expires: 11-25-07

DARLENE SHORT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

RETURN TO:

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