RETURN TO: SATURN & MAZER TITLE SERVICES, INC. SP43647
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201 FILE BOX " 7 "

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/16/05 08:07 2 pgs
Fees:13.00 Taxes:129.50
20050216-0017343

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2005.

Janel L. McAlister
Notary Public

MY COMMISSION EXPIRES: 3-27-07
(AFFIX SEAL)

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

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

H-2052

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Smith	**SAME**	082-03-0 234.00
(NAME)	(NAME)	
6211 Baker Hollow Road		
(ADDRESS)	(ADDRESS)	
Nunnelly, TN 37137		
(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, 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 GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah Smith, a Married 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:

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 1004 Meridian Street Trust, First Jordan, LLC, as Trustee with full power to sell, mortgage, and convey without joinder of any beneficiary, by Warranty Deed from William Thomas Reed, unmarried and Annie Reed, unmarried, as tenants in common with right of survivorship, dated January 11, 2005, of record in Instrument # 20050202-0012415, Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

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 my hand this 8th day of February, 2005.

1004 Meridian Street Trust, First Jordan, LLC, as Trustee with full power to sell, mortgage and convey

By:
Dan Lain, Trustee

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 and who upon his/her oath (s) acknowledged himself/herself to be the Trustee respectively of the 1004 Meridian Street Trust, First Jordan, LLC, as Trustee with full power to sell, mortgage and convey without joinder of any beneficiary, the within named bargainor,, and that he/she as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the 1004 Meridian Street Trust, First Jordan, LLC, as Trustee with full power to sell, mortgage and convey without joinder of any beneficiary, by the said Dan Lain as such Trustee .

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 8th day of February, 2005.

Notary Public

My Commission Expires: 11-25-07

RETURN TO: