WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/18/05 14:52 2 pgs
Fees:13.00 Taxes:222.00

20050318-0030123

SP43730

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17 DAY OF MARCH, 2005.

Notary Public

My Commission Expires: 3-25-06

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 25, 2006

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

H-2127

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Smith	SAME	059-10-0 222.00
(NAME)	(NAME)	
6211 Baker Hollow Rd.		
(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, 3943 Crouch Drive Trust, First Jordan LLC as Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Deborah Smith, 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:

The following described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 605 on the Plan of Haynes Manor Subdivision, of record in Book 4460, Page 35, in the Register's Office for Davidson County, Tennessee, to which plan reference is here made.

Being the same property conveyed to 3943 Crouch Drive Trust, First Jordan LLC as Trustee, by Warranty Deed from Kenneth Scruggs, dated October 26, 2004, of record in Instrument No. 20041101-0130993, 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 3943 Crouch 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 March, 2005.

3943 Crouch Drive Trust, First Jordan LLC as Trustee

By:
Dan Lam, 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 3943 Crouch Drive Trust, First Jordan LLC as Trustee 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 trust, by the said Dan Lain as such Trustee .

Witness my hand and official seal at office at Goodlettsville, Tennessee on this the 17th day of March, 2005.

Darlene Short
Notary Public

My Commission Expires: 11/25/07

DARLENE SHORT
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TENN.

RETURN TO:

Saturn & Mazer Title Services Inc
212 3rd Av. North
Nashville, TN 37201