File No. 20060270

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/06/06 11:36 2 pgs
Fees:13.00 Taxes:92.50
20060706-0080859

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: October 7, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Morrow	New Owner	92-6-147.00
(NAME)	(NAME)	
1456 Tempany Ct.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(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, 2912 Clare Drive Trust, First Jordan, LLC, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne Morrow, 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 easterly 8 ¾ feet of Lot No. 1, all of Lot No. 2 and the westerly 2 ½ feet of Lot No. 3 of Block No. 14, on the Map of Fisk University Place, as of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1, all of Lot No. 2 and part of Lot No. 3, front together 36 ¼ feet on the northerly side of Clare Street and run back between parallel lines 116 feet more or less to an alley.

Being the same property conveyed to 2912 Clare Drive Trust, First Jordan, LLC, Trustee, by Warranty Deed from Ralph R. Simpson, of record in Instrument No. 20060706-0080858, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 2912 Clare Dr., Nashville, TN 37209
(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 28th day of June, 2006.

2912 Clare Drive Trust, First Jordan, LLC, Trustee

By:
Dan Lain, Managing Member

File No. 20060270

STATE OF TENNESSEE

COUNTY OF ~~SUMNER~~ ROBERTSON

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 oath acknowledged himself to be the Managing Member of First Jordan, LLC, the within named bargainor, and limited liability company, and that he as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Dan Lain as such Managing Member.

Witness my hand and official seal this 28th day of June, 2006.

Commission expires: 10/28/2009

Amanda Dean

Notary Public

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY