Fi e No. 20060493

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JANUARY, 2007

Notary Public

MY COMMISSION EXPIRES: 10/07/2009

(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
First Jordan, LLC	New Owner	81-11-53.00
(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, Sidney Brown, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO First Jordan, LLC, a Tennessee limited liability company, 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 Lot No. 294 on the Plan of J. M. T. J., and G. W. Harding's Addition, as of record in Book 21, Page 80, Register's Office for said County.

Said Lot No. 294 fronts 66 feet on the northerly side of Osage Street, and runs back between parallel lines, 150 feet to the alley.

Being the same property conveyed to Sidney Brown and wife, Flora Brown by deed from Elizabeth (Petway) Lowe, dated May 29, 1986 and recorded on May 29, 1986 in Record Book 6870, page 963, Register's Office, Davidson County, Tennessee. The said Flora Brown having since died leaving Sidney Brown as the surviving tenant by the entirety.

unimproved ☐

This is improved ☒ property, known as 2106 Osage Street, Nashville, TN 37208

(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 19th day of January, 2007.

Sidney Brown

Sidney Brown

Davidson County DEEDWARR
Recvd: 01/25/07 12:47 2 pgs
Fees:13.00 Taxes:114.70

20070125-0010366

File No. 20060493

STATE OF TENNESSEE

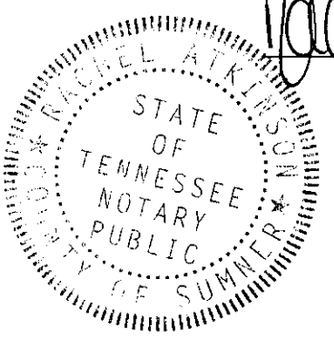
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sidney Brown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of January, 2007.

Commission expires:

10/07/2009



Notary Public