File No. 20070163

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/07 10:53 2 pgs
Fees:13.00 Taxes:111.00
20070622-0074707

STATE OF TENNESSEE
COUNTY OF SUMNER

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 JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/07/09
(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
The 417 Edwin Street Trust	New Owner	71-8-302.00
(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, Sandra Hensley, formerly Sandra Creel, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The 417 Edwin Street Trust, First Jordan, LLC, Trustee, 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. 76 on the Plan of Joywood Subdivision, of record in Plan Book 974, page 45, Register's Office for said County.

Said Lot No. 76 fronts 50 feet on the northerly margin of Edwin Avenue, formerly Edwards Avenue, between parallel lines 175 feet to a dead line.

Being the same property conveyed to Albert A. Creel, Jr. and wife, Sandra Creel by deed from Paul M. Lowery, Jr. and wife, Barbara Jean Lowery, dated August 6, 1974 and recorded on August 6, 1974 in Record Book 4841, page 260, Register's Office, Davidson County, Tennessee; being further conveyed to Sandra Creel by QuitClaim Deed of record in Book 5543, Page 781, said Register's Office.

Sandra Creel is now known as Sandra Hensley.

unimproved ☐

This is improved ☒ property, known as 417 Edwin 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 11th day of June, 2007.

Sandra Hensley

File No. 20070163
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 Sandra Hensley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of June, 2007.

Commission expires:
10/09/09

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public