WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/09 13:32 2 pgs
Fees:13.00 Taxes:370.00
20091102-0100973

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

Affiant

Subscribed and sworn to before me this 21 day of October, 2009

Notary Public
My Commission expires: 4-15-12
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
The 2607 Traughber Drive Trust	SAME	073-13-0-104.00
P.O. Box 791		
Joelton, TN 37081	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Daniel Myron Marshall, as Executor of the Estate of Theron Baxter Bradley and individually as devisee under the Last Will and Testament of Theron Baxter Bradley, Davidson County Probate Docket No. 09P1487**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 2607 Traughber Drive Trust, First Jordan, LLC, as Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 4 on the plan of Mailan Heights, of record in Book 1835, page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 4 fronts 97 feet on the north side of Traughber Drive and runs back between lines, 153.7 feet on the west line and 156.1 feet on the east line to a dead line in the rear on which it measures 108 feet.

Being the same property conveyed to Theron B. Bradley and wife, Willie M. Bradley, by deed from Vernon M. Williams and wife, Edith L. Williams, on April 5, 2055, of record in Book 2394, page 108, Register's Office for Davidson County, Tennessee. The said Willie M. Bradley having died leaving property to Theron B. Bradley by right of survivorship. Theron B. Bradley died testate on July 5, 2009, a resident of Davidson County, Tennessee and his Last Will and Testament was admitted to probate by the Probate Court of Davidson County, Tennessee at Cause No. 09P-1487. Daniel Myron Marshall qualified as Executor of the Estate of Theron B. Bradley and does execute this deed pursuant to the authority granted to him pursuant to the aforesaid will.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1835, page 90, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2019, page 63, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4088, page 702, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2607 Traughber Dr., Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 21, 2009.

Daniel Myron Marshall
(as Executor and individually)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daniel Myron Marshall, individually and as Executor of the estate of Theron Baxter Bradley,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 21, 2009

My commission expires 6/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY