WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/02/09 13:46 2 pgs
Fees:13.00 Taxes:195.73
20091102-0101007

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $52,900.00

Affiant

Subscribed and sworn to before me this 28 day of October, 2009

Notary Public

My Commission expires: 8/23/14

(Affix Seal)

HALE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

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:
Robert C. Hoar	Regions Bank d/b/a Regions Mortgage	061-16-0-008.00
1217 McAlpine Avenue	2050 Parkway Office Circle	
Nashville, TN 37216	Birmingham, AL 35244	

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, **The 1217 McAlpine Avenue Trust, First Jordan, LLC, as Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert C. Hoar and Pamela P. Hoar, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 3 on the plan of Chappell's Subdivision of Certain Lots in Monte Vista, of record in Book 1130, page 11, Register's Office for Davidson County, Tennessee, and part of Lots Nos. 23 and 25 on the map of Monte Vista of record in book 421, page 143, said Register's Office, lying in the rear of said Lot No. 3 above mentioned, and described together as follows:

Beginning at a point on the northerly margin of Alpine Avenue, formerly McAlpine Avenue, at the corner of Lots 2 and 3; thence with the line between said lots, and along said line, if extended, northwardly 362 feet to a point in the south line of Kennedy Subdivision of Lot 3 of the Williams Land; thence along the line of the same, eastwardly 55 feet to a point; thence southwardly, parallel to the first line, passing the corner of Lots 3 and 4 at 192 feet, more or less, in all 362 feet to the north margin of Alpine Avenue at the southerly corner of Lots 3 and 4; thence with the margin of said Avenue, westwardly 55 feet to the beginning.

Being the same property conveyed to The 1217 McAlpine Avenue Trust, First Jordan, LLC, as Trustee, by deed from Burrell E. Johnson, on September 2, 2009, of record in Instrument Number 200909020082624, Register's Office for Davidson County, Tennessee.

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 1130, page 11, Register's Office Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **1217 McAlpine Avenue, Nashville, TN 37216**

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 28, 2009.

The 1217 McAlpine Avenue Trust, First Jordan, LLC,
as Trustee

By Dan Lain

STATE OF TENNESSEE

COUNTY OF Davidson

On this 28th day of October, 2009, before me, appeared Dan Lain to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing Member of First Jordan, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Dan Lain acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/23/11

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