WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/10 14:12 2 pgs
Fees:13.00 Taxes:111.00
20100223-0013789

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$30,000.00.**

Affiant

Subscribed and sworn to before me this 9th day of February, 2010.

Notary Public
My Commission expires: 8/23/11
(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 1112 Chester Avenue Trust, First Jordan, LLC, as Trustee	SAME	072-14-0-079.00
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, **Judith Ann Ayers**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 1112 Chester Avenue Trust, First Jordan, LLC, as Trustee**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 8 on the plan of Chesterfield Place, of record in Book 332, page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 8 fronts 50.3 feet on the southerly margin of Chester Avenue and extends back 218.5 feet on the easterly line and 211.0 feet on the westerly line to a dead line in the rear, measuring 50.2 feet thereon

Being the same property conveyed to John P. Ayers, by deed from A.D. Hewlett and wife, Frances H. Hewlett, on February 5, 1982, of record in Book 5850, page 437, Register's Office for Davidson County, Tennessee. The said John P. Ayers having died on July 15, 2000, leaving as his only heirs-at-law: Judith Ann Ayers, Scot Alan Ayers, Jennifer Ann Ayers Finucan and Elizabeth Ann Ayers. Affidavit of Heirship of record in Instrument Number 20100223001364 **said Register's Office. And further conveyed to Judith Ann Ayers by Quitclaim Deed of record in Instrument Number** 20100223-0013788 **, 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 332, page 147, Register's Office Davidson County, Tennessee.

This is improved property known as: **1112 Chester Avenue, 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 February 9, 2010.

Judith Ann Ayers
Judith Ann Ayers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Judith Ann Ayers** 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 February 9, 2010

My commission expires 8/23/11

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.

Elizabeth Maison
Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY