WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100019363 DEEDWARR
Recvd: 04/05/10 10:40 2 pgs
Fees:13.00 Taxes:606.80
20100405-0024864

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$164,000.00.**

Affiant

Subscribed and sworn to before me this 1 day of APRIL, 2010

Notary Public
My Commission expires: _____
(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:
Kristin R. Huff	Sun Trust Mortgage	073-13-0-104.00
2607 Traughber Drive	401 Commerce St, Ste 6100	
Nashville, TN 37206	Nashville TN 37219	

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 2607 Traughber Drive Trust, First Jordan, LLC, as Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kristin R. Huff, a single person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Mailan Heights, as of record in Book 1835, page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete 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, of record in Book 2394, page 108, Register's Office for Davidson County, Tennessee, dated April 5, 1955. The said Willie M. Bradley having since predeceased Theron B. Bradley, whom is now deceased and his Last Will and Testament admitted to probate by the Probtate Court of Davidson County, Tennessee Cause No. 09P-1487. And being the same property conveyed to The 2607 Traughber Drive Trust, First Jordan, LLC, as Trustee by deed from 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, of record in Instrument 200911020100973, Register's Office for Davidson County, Tennessee, dated October 21, 2009.

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 Drive, 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 March 31, 2010.

First Jordan, LLC, as Trustee for The 2607 Traughber Drive Trust.

By William Dan Lain,
Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County, aforesaid, personally appeared William Dan Lain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Managing Member of First Jordan, LLC, as Trustee of 2607 Traughber Drive Trust, the within named bargainer, and that he/she as such Managing Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal, this 31st day of March, 2010.

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY