WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Elizabeth L. Boyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2010.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Deanie L. Gregory, Atty
200 Madison Street
Madison, TN 37115

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
The 340 Pullen Avenue Trust, First Jordan, LLC as Trustee	The 340 Pullen Avenue Trust, First Jordan, LLC as Trustee	07111018400
(NAME)	(NAME)	
P. O. Box 790	P. O. Box 790	
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080	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, Elizabeth L. Boyd, Executrix of the Estate of Cora Belle Forsythe, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The 340 Pullen Avenue Trust, First Jordan, LLC as 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 the east half of Lot No. 14 on the map of Trinity Heights, of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot No. 14 fronts 50 feet on the northerly side of Pullen Avenue and runs back between parallel lines 150 feet along the west margin of an alley to an alley in the rear.

Being the same property conveyed to Ansel A. Forsythe and wife, Cora Belle Forsythe by deed from Elizabeth Paralee Unger, a widow, of record in Book 1533, Page 409 in the Register's Office for Davidson County, Tennessee. The said Ansel A. Forsythe having since died on April 3, 1993 and the said Cora Belle Forsythe having since died on March 17, 2010. See Last Will and Testament of Cora Belle Forsythe, Davidson County Probate Court, Case No. 10P-680.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2010 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, ETC., IF ANY, AS MAY BE SET FORTH ON THE PLAN OF TRINITY HEIGHTS, OF RECORD IN BOOK 161, PAGE 38 IN THE REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 340 Pullen Avenue, 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 27th day of May, 2010.

ESTATE OF CORA BELLE FORSYTHE

By: Elizabeth L. Boyd, Executrix
Elizabeth L. Boyd, Executrix

BILL GARRETT, Davidson County
Trans:T20100032812 DEEDWARR
Recvd: 06/01/10 13:43 2 pgs
Fees:13.00 Taxes:259.00
20100601-0041884

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of May, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Elizabeth L. Boyd**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

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

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory

