BILL GARRETT, Davidson County
Trans:T20100040718 DEEDWARR
Recvd: 07/02/10 10:51 2 pgs
Fees:13.00 Taxes:148.00
20100702-0052005

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

WARRANTY DEED

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2010.

Notary Public

MY COMMISSION EXPIRES: ~~March 03, 2014~~ 10/26/2013

(AFFIX SEAL)

Deanie L. Gregory,Atty. **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 908 Manila Avenue Trust, First Jordan, LLC as Trustee	The 908 Manila Avenue Trust, First Jordan, LLC as Trustee	08204037500
(NAME)	(NAME)	
P. O. Box 791	P. O. Box 791	
(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, Jessie L. Jones, a/k/a Jesse L. Jones and wife, * Ernestine M. Jones, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The 908 Manila 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:

*a/k/a Earnestine M. Jones

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the map entitled the Plan of Manila Subdivision, of record in Book 2854, Page 49, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Jessie L. Jones and Ernestine M. Foster by deed from Coastal Enterprises Corporation, dated October 22, 1990 and recorded in Book 8224, Page 641 in the Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Jessie L. Jones by Quitclaim Deed from Ernestine M. Foster, unmarried, dated August 11, 1998 and recorded in Book 11071, Page 558, Register's Office for Davidson County, Tennessee. The said Jessie L. Jones and Ernestine M. Foster having since married.

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 MANILA SUBDIVISION OF RECORD IN BOOK 2854, PAGE 49 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; FURTHER SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 1921, PAGE 604, SAID REGISTER'S OFFICE AND FURTHER SUBJECT TO SANITARY SEWER EASEMENT OF RECORD IN BOOK 2096, PAGE 498, SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 908 Manila Avenue, Nashville, TN 37206
(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 our hands this 30th day of June, 2010.

Jessie L. Jones a/k/a Jesse L. Jones

Ernestine M. Jones
aka Earnestine M. Jones

STATE OF TENNESSEE

COUNTY OF Davidson

On this 1st day of July, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jessie L. Jones and Earnestine M. Jones***, 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 they executed the same as their free act and deed.

*** husband and wife**

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