WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/10 15:26 2 pgs
Fees:13.00 Taxes:111.00
20101115-0091431

REAGAN E. DUNPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 6, 2014

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 15 day of Nov, 2010

Notary Public
My Commission expires: Jan 6, 2014
(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 904 Matthews Avenue Trust, First Jordan, LLC, as Trustee	SAME	061-11-0-026.00
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 Marie Brown,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 904 Matthews Avenue Trust, First Jordan, LLC, as Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Pat Brown joins in this conveyance to convey any and all marital interest he may have in and to said property.

Being Lot No. 7 on the plan of Curley Manor, of record in Book 1835, page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 7 fronts 74 feet on the southerly side of Matthews Street and runs back 151.5 feet on the easterly line and 143 feet on the westerly line to a dead line at the rear on which ot measures 64 feet.

Being the same property conveyed to Mary S. Brown, by deed from Holland E. Patterson and wife, Elna A. Patterson, on October 26, 1965, of record in Book 3952, page 183, Register's Office for Davidson County, Tennessee. And further conveyed to Judith Marie Brown by Quitclaim Deed from Mary S. Brown of record in Book 10022, page 254, said Register's Office.

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 73, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 784, page 27; and Book 2010, page 197, Register's Office for Davidson County, Tennessee.

This is improved property known as: **904 Matthews 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 November 15, 2010.

Judith Marie Brown
Judith Marie Brown

Pat Brown
Pat Brown

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 Marie Brown and Pat Brown** to me known to be the person(s) 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 November 15, 2010

My commission expires 8/23/11

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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, Hal Wilson, a notary public for this county and state, Andy Maloney, 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: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY