WARRANTY DEED

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, $72,000.00

Affiant

Subscribed and sworn to before me this 15 day of Dec, 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 2302 Aubrey Drive Trust	SAME	084-11-0-140.00
P.O. Box 791		
Joelton, TN 37081		

Davidson County DEEDWARR
Recvd: 12/15/10 12:43 2 pgs
Fees:13.00 Taxes:266.40
20101215-0099809

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, **Larry E. Brown, Sr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 2302 Aubrey Drive 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:

Being Lot No. 247 on the plan of a Subdivision of C.R. Quarles Lands - Maplecrest, of record in Book 1835, page 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles E. Brown et ux Peggy A. Brown, by deed from William Joseph Huber et ux Cynthia Diane Huber, on November 12, 1976, of record in Book 5089, page 27, Register's Office for Davidson County, Tennessee. The said Charles E. Brown having died leaving property to Peggy A. Brown by right of survivorship. The said Peggy A. Brown having died testate on November 17, 2009, a resident of Davidson County, Tennessee and her Last Will and Testament was admitted to probate by the Probate Court of Davidson County, Tennessee on August 16, 2010 at Cause No. 10P-1274, and closed on December 7, 2010. Said property further conveyed to Larry E. Brown, Sr. as directed by said Last Will & Testament.

Grantor warrants that he has never lived in the property as a married person and that the subject property is not subject to any marital rights therein.

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 28, Register's Office Davidson County, Tennessee.

This is improved property known as: **2302 Aubrey Drive, Nashville, TN 37214**

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 December 15, 2010.

Larry E. Brown Sr.
Larry E. Brown, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Larry E. Brown, Sr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 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