WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/11 12:03 2 pgs
Fees:13.00 Taxes:259.00
20110512-0036552

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$70,000.00.**

Affiant

Subscribed and sworn to before me this 9th day of May, 2011.

Notary Public
My Commission expires: 8/23/11
(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 707 Hadley Avenue Trust	SAME	044-15-0-033.00
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, **Tony J. Burton, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 707 Hadley 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:

Being Lot No. 131 on the plan of Section "A", Village of Old Hickory, of record in Book 1424, page 68, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 131 fronts 55.00 feet on the easterly margin of Hadley Avenue and extends back 105.00 feet on the northerly line and 104.8 feet on the southerly line to a dead line in the rear, measuring 55.0 feet thereon.

Being the same property conveyed to Tony J. Burton, unmarried, by deed from Timothy E. Harper and wife, Teresa A. Harper, on August 28, 1992, of record in Book 8718, page 238, Register's Office for Davidson County, Tennessee.

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 1424, page 68, Register's Office Davidson County, Tennessee.

This is improved property known as: **707 Hadley Avenue, Old Hickory, TN 37138**

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 May 9, 2011.

Tony J. Burton
Tony J. Burton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tony J. Burton, unmarried** 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 May 9, 2011

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 rendered 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