WARRANTY DEED

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $127,000.00.

Affiant

Subscribed and sworn to before me this 13 day of May, 2011.

Notary Public
My Commission expires: 9.17.2011
(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:
Derrick Beaird	US Bank	084-11-0-140.00
2302 Aubrey Drive	P.O. Box 7298	
Nashville, TN 37214	Springfield, OH 45501	

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, **First Jordan, LLC, a Tennessee limited liability company, Trustee of The 2302 Aubrey Drive Trust**, hereinafter called the GRANTOR, its successors and or its assigns, does hereby bargain, sell, convey and confirm unto **Derrick Beaird and Martha Elizabeth Smith, husband and wife**, 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 The 2302 Aubrey Drive Trust, First Jordan, LLC, as Trustee, from Larry E. Brown, Sr., by deed on December 15, 2010, of record in Instrument Number 20101217-0099809, 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 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, their heirs, successors and assigns in fee simple forever. And the GRANTOR, its successors and or its assigns, does hereby covenant with the GRANTEE that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they 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 13, 2011.

First Jordan, LLC, as Trustee of The 2302 Aubrey Drive Trust

By: Dan Lain
Its: Chief Manager

BILL GARRETT, Davidson County
Trans:T20110029894 DEEDWARR
Recvd: 05/19/11 13:47 2 pgs
Fees:13.00 Taxes:469.90
20110519-0038417

STATE OF TENNESSEE

COUNTY OF Robertson

Before me, the undersigned, a Notary Public in and for the State and County, aforesaid, personally appeared Dan Lain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Chief Manager of First Jordan, LLC, A Tennessee limited liability company, acting as Trustee of The 2302 Aubrey Drive Trust, the within named bargainer, and that he/she as such Chief Manager, of the limited liability company, and being authorized so to do, executed the foregoing instrument as Chief Manager for the purpose therein contained.

WITNESS my hand and official seal, this 13th day of May, 2011.

Amanda Dean

NOTARY PUBLIC

My Commission Expires:

10/20/2013

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY