WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/23/11 13:51 2 pgs
Fees:13.00 Taxes:148.00
20110523-0039393

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, **$40,000.00.**

Lisa K. Spoon
Affiant

Subscribed and sworn to before me this 15th 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 419 E. Bend Drive Trust	SAME	091-13-0-235.00
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, **Evelyn M. Tanksley Living Trust Agreement**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 419 E. Bend 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. 11 of Block "K" on the plan of Crolywood Subdivision, Section One, of record in Book 1130, page 65, Register's Office for Davidson County, Tennessee, as described as follows.

BEGINNING at a point in the northwesterly margin of East Bend Drive, the common corner of Lots Nos. 1 and 11; thence with the line between Lot No. 11 and Lots Nos. 1 and 2, northwesterly 140 feet to a point, the common corner of Lots Nos. 10 and 11; thence with the line between Lots Nos. 10 and 11, southeasterly 130.6 feet to the westerly margin of East Bend Drive; thence with the margin of said Drive, southerly 5.6 feet to a concrete monument at the beginning of a curve, and continuing with the margin of said Drive, around said curve, southwesterly 158.61 feet to the point of beginning.

Being the same property conveyed to Albert R. Tanksley and wife, Evelyn M. Tanksley, by deed from Lloyd K. Moss and wife, Joann H. Moss, on August 22, 1968, of record in Book 4263, page 113, Register's Office for Davidson County, Tennessee. The said Albert R. Tanksley having died, leaving property to Evelyn M. Tanksley by right of survivorship. And further conveyed to Evelyn M. Tanksley Living Trust Agreement by Quitclaim Deed from Evelyn M. Tanksley of record in Instrument Number 20110329-0024219, 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 1130, page 65, Register's Office Davidson County, Tennessee.

This is improved property known as: **419 East Bend Drive, Nashville, TN 37209**

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 April 15, 2011.

Evelyn M. Tanksley Living Trust Agreement

Penelope L. Franks
By Penelope L. Franks, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Penelope L. Franks** & Trustee to me known to be the person 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 April 15, 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 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