WARRANTY DEED

Return TO:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$140,400.00.**

Affiant

Subscribed and sworn to before me this 4th day of March, 2011.

Notary Public
My Commission expires: 7.3.12
(Affix Seal)

KELLY ANN CALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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:
Krystal Paige Cruse	Same	061-11-0-256.00
1131 McAlpine Avenue		
Nashville, TN 37216		

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, **The 1131 McAlpine Avenue Trust, First Jordan, LLC, as Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Krystal Paige Cruse, a single woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 7 on the plan of Kennedy and Graves Plan of Monte Vista, of record in Book 421, page 143, 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 1131 McAlpine Avenue Trust, First Jordan, LLC, as Trustee, by deed from Roger A. Boni, unmarried, on September 8, 2010, of record in Instrument Number 20100910-0072166, 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 421, page 143, Register's Office Davidson County, Tennessee.

This is improved property known as: **1131 McAlpine 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 March 4, 2011.

First Jordan, LLC, as Trustee for the
1131 McAlpine Avenue Trust

By Dan Lain

BILL GARRETT, Davidson County
Trans:T20110033127 DEEDWARR
Recvd: 06/03/11 09:58 2 pgs
Fees:13.00 Taxes:519.48
20110603-0042534

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., as Trustee of the The ~~507~~ 1131 McAlpine ~~Lawrence Street~~ Avenue Trust, the within named bargainer, and that he/she as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal, this 4th day of March, 2011.

Amanda Dean

NOTARY PUBLIC

My Commission Expires:

10/26/2013

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY