WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/11 15:17 2 pgs
Fees:13.00 Taxes:259.00
20110609-0044379

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 15 day of June, 20 11.

Notary Public

My Commission expires: 1-6-14

(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 189 Jacksonian Drive Trust	SAME	074-12-0-038.00
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, **Marian Marks Patterson and Janet Marks Hinson, Co-Executors for the Estate of Raymond E. Marks**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 189 Jacksonian Drive Trust, First Jordan, FLP, 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. 633 on the plan of Hermitage Hills, Section VII, of record in Book 3300, page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 633 fronts 80.35 feet on the northeasterly side of Jacksonian Drive and runs back 149.85 feet on the northwesterly line and 169.7 feet on the southeasterly line, to a dead line in the rear, measuring 80.4 feet thereon.

Being the same property conveyed to Raymond E. Marks and wife, Evelyn G. Marks, by deed from Percy Otis Black and wife, Peggy Anne Black, on August 20, 1970, of record in Book 4440, page 435, Register's Office for Davidson County, Tennessee. The said Evelyn G. Marks having died leaving property to Raymond E. Marks by right of survivorship. Raymond E. Marks died testate on January 10, 2010, a resident of Davidson County, Tennessee and his Last Will and Testament was admitted to probate by the Probate Court of Davidson County, Tennessee at Cause No.10P1756. Marian Marks Patterson and Janet Marks Hinson qualified as Co-Executors of the Estate of Raymond E. Marks and they do hereby execute this deed pursuant to the authority granted to them pursuant to the aforesaid will.

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 3300, page 63, Register's Office Davidson County, Tennessee.

This is improved property known as: **189 Jacksonian Drive, Hermitage, TN 37076**

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 June 1, 2011.

The Estate of Raymond E. Marks

Marian Marks Patterson

By Marian Marks Patterson,
Co-Executor

Janet Marks Hinson

By Janet Marks Hinson,
Co-Executor

STATE OF FLORIDA
COUNTY OF Clay

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Marian Marks Patterson, Co-Executor of The Estate of Raymond E. Marks, 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 June 2, 2011

My commission expires 8/22/13

Notary Public

BRITTANI R. WRIGHT
Commission # DD 913216
Expires August 22, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

STATE OF FLORIDA
COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Janet Marks Hinson, Co-Executor of The Estate of Raymond E. Marks 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 June 04, 2011

My commission expires Apr 13, 2015

Notary Public

CARLOS J. MEDINA
Notary Public - State of Florida
My Comm. Expires Apr 13, 2015
Commission # EE 84174

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