WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110037112 DEEDWARR
Recvd: 06/21/11 13:01 2 pgs
Fees:13.00 Taxes:92.50
20110621-0047539



My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $25,000.00.

Edward C. Williamson
Affiant

Subscribed and sworn to before me this 17th day of June, 2011.

Notary Public
My Commission expires: 11-7-11
(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:
Calvin L. Tate	SAME	052-01-0-298.00
1401 Shoreside Drive		
Hendersonville, TN 37075		

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 734 Idlewild Drive Trust, First Jordan, FLP, as Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Calvin L. Tate and Connie Tate, 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. 10 in Block "L" on the Revised plan of Powers and Roth's Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 10 fronts 50 feet on the westerly side of Idlewild Avenue, formerly Lanier Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to The 734 Idlewild Drive Trust, First Jordan, FLP, as Trustee by deed from Bobbie Sue Northcutt, unmarried, on June 3, 2011, of record in Instrument Number 20110609-0044378, 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 843, page 7, Register's Office Davidson County, Tennessee.
- Easement for Sanitary Sewer and Storm Drainage of record in Book 8662, page 858, Register's Office for Davidson County, Tennessee.

This is improved property known as: 734 Idlewild Drive, Madison, TN 37115

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 17, 2011.

First Jordan, FLP, as Trustee for The 734 Idlewild Drive Trust

By Dan Lain

STATE OF TENNESSEE

COUNTY OF Davidson

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, FLP, as Trustee of the 734 Idlewild 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 17th day of June, 2011.

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY