WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/11 14:29 2 pgs
Fees:13.00 Taxes:277.50
20110805-0060541

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, **$75,000.00.**

LuAnn Maloney
Affiant

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

Notary Public
My Commission expires: 3/13/11
(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 513 Rosedale Avenue Trust	SAME	118-04-0-114.00
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, **The Estate of Ruby Jean Farris**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 513 Rosedale Avenue Trust, L&O Farms, 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. 57 on the plan of Hurdwood Heights, Section 1, of record in Book 2330, page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 57 fronts 114.42 feet on the southerly side of Rosedale Avenue and runs back 120.4 feet on the westerly line and 151.6 feet on the easterly line to a dead line measuring 58 feet thereon.

Being the same property conveyed to E.R. Farris and wife, Ruby Farris, by deed from Robert King Petty and wife, Marie S. Petty, on November 19, 1956, of record in Book 2602, page 445, Register's Office for Davidson County, Tennessee. And further conveyed to RubyJean Farris by Final Decree of Divorce of record in Book 6065, page 318, said Register's Office. The said Ruby Jean Farris having died testate, a residentof Davidson County, Tennessee and her Last Will and Testaments was admitted to probate by the Probate Court of Davidson County, Tennessee at Cause No. 11P291. Joan Bowers qualified as Executrix of the Estate of Ruby Jean Farris and does hereby execute this deed pursuant to the authority granted to her in 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 2330, page 24, Register's Office Davidson County, Tennessee.

This is improved property known as: **513 Rosedale Avenue, Nashville, TN 37211**

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 August 4, 2011.

The Estate of Ruby Jean Farris

Joan Bowers

By Joan Bowers, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joan Bowers** 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 August 4, 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