# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110052023 DEEDWARR
Recvd: 08/23/11 15:36 2 pgs
Fees:13.00 Taxes:401.45
20110823-0065292

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $108,500.00.

Affiant

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

Notary Public
My Commission expires: 01/01/2012
(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: |
|---|---|---|
| Kyle D. Espinoza | SWBC Mortgage Corporation | 061-11-0-026.00 |
| 904 Matthews Avenue | 9311 San Pedro, Suite 100 | |
| Nashville, TN 37216 | San Antonio, TX 78216 | |

**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 904 Matthews Avenue Trust, First Jordan, FLP, as successor in interest to First Jordan , LLC, as Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Amber Gregory and Kyle Espinoza, as** tenants in common* their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* with right of survivorship

**Being Lot No. 7 on the plan of Curley Manor, of record in Book 1835, page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 7 fronts 74 feet on the southerly side of Matthews Street and runs back 151.5 feet on the easterly line and 143 feet on the westerly line to a dead line at the rear on which ot measures 64 feet.**

**Being the same property conveyed to The 904 Matthews Avenue Trust, First Jordan, LLC, as Trustee*, by deed from Judith Marie Brown, on November 15, 2010, of record in Instrument Number 20101115-0091431, Register's Office for Davidson County, Tennessee.**

**n/k/a First Jordan FLP, as successor in interest to First Jordan, LLC, as Trustee**

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 1835, page 73, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 784, page 27; and Book 2010, page 197, Register's Office for Davidson County, Tennessee.

This is improved property known as: **904 Matthews 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 August 17, 2011.

**First Jordan, FLP, as Trustee of the 904 Matthews Avenue Trust**

By Dan Lain

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, FLP, as Trustee of the 904 Matthews 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 17th day of August, 2011.

Amanda Dean

NOTARY PUBLIC

My Commission Expires:

10/20/2013

