WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/31/11 11:55 3 pgs
Fees:18.00 Taxes:114.70
20110831-0067497



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $ 31,000

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 31st day of August, 2011.

Notary Public
My Commission expires: 1-9-14
(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 2005 Jones Avenue Trust	SAME	071-08-0-189.00
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, **Diane Dale Haviland and Deborah Dale Carter,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **The 2005 Jones Avenue 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. 60 on the plan of Joywood Heights, Subdivision, Section One (1), of record in Book 1130, page 91, 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 Diane Dale Haviland and Deborah Dale Carter, by deed from James J. Scione, Jr. and wife, Deborah Jeanne G. Scione, on August 10, 2005, of record in Instrument Number 20050816-0096940, 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:

- Taxes and assessments for the year 2011 in the estimated amount of $1,010.82 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 071-08-0-189.00.
- Subject to all matters as shown on the Plan of record in Book 1130, page 91, Register's Office Davidson County, Tennessee.
- Easement of record in Book 6179, page 574, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2005 Jones Avenue, Nashville, TN 37207**

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 26, 2011.

Diane Dale Haviland

Diane Dale Haviland

Deborah Dale Carter

STATE OF Georgia
COUNTY OF Fulton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Diane Dale Haviland**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 26, 2011

My commission expires _____

Notary Public

MAKISHA L GANN
NOTARY PUBLIC
MY COMMISSION EXPIRES
DECEMBER 15, 2012
FULTON COUNTY, GEORGIA

STATE OF _____
COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deborah Dale Carter** 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 26, 2011

My commission expires _____

_____
Notary Public

Deborah Dale Carter

Deborah Dale Carter

STATE OF _____
COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Diane Dale Haviland** 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 26, 2011

My commission expires _____

_____
Notary Public

STATE OF Iowa
COUNTY OF Woodbury

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Deborah Dale Carter** 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 25, 2011

My commission expires June 10, 2013

Kristin A. Struss
Notary Public

KRISTIN A. STRUSS
Commission Number 763438
MY COMMISSION EXPIRES
June 10, 2013

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: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY