WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110059065 DEEDWARR
Recvd: 09/22/11 15:08 2 pgs
Fees:13.00 Taxes:420.86

20110922-0073563

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $113,746.00.

Affiant

Subscribed and sworn to before me this 19th day of September, 2011.

Notary Public
My Commission expires: 4/20/2015
(Affix Seal)

KRISTI HOWELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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:
Robert J. Oda	Same as New Owner	074-12-0-038.00
189 Jacksonian Drive		
Hermitage, TN 37076		

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 189 Jacksonian Drive Trust, First Jordan, FLP, as Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robert James Oda, an unmarried man, and Sherrie Wessel, an unmarried woman, as tenants in common with right of survivorship**, 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 The 189 Jacksonian Drive Trust, First Jordan, FLP, as Trustee, from Marian Marks Patterson and Janet Marks Hinson, Co-Executors for the Estate of Raymond E. Marks, by deed on June 1, 2011, of record in Instrument Number 20110609-0044379, 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 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 September 19, 2011.

First Jordan, FLP, as Trustee for the 189 Jacksonian Drive 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 305 Edwin Street 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 19th day of September, 2011.

Amanda Dean

NOTARY PUBLIC

My Commission Expires:

10/24/2013

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY