WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/11 14:04 2 pgs
Fees:13.00 Taxes:92.50
20111019-0081456

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.**

Affiant

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

Notary Public
My Commission expires: 7/6/15 (Affix Seal)

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2418 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Trustee for The 602 S 12th Street Trust	SAME	094-01-0-059.00
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, **Sue C. Lawhorn, a widow**, aka Sue Lawhorn, Burgett, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee for The 602 S 12th Street Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 35 on the plan of Payne, Blakemore and Cumming's Addition to East Nashville, of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 35 fronts 50 feet on the westerly side of South 12th Street and runs back between parallel lines 161 feet to an alley

Being the same property conveyed to C.E. Lawhorn, Jr. and wife, Sue C. Lawhorn, by deed from N.A. Greer and wife, Rebecca Greer, on August 10, 2060, of record in Book 3104, page 275, Register's Office for Davidson County, Tennessee. The said C.E. Lawhorn having died leaving property to Sue C. Lawhorn by right of survivorship.

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 2012 in the estimated amount of $1,033.55 for county and in the amount of for city and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 094-01-0-059.00.
- Subject to all matters as shown on the Plan of record in Book 57, page 70, Register's Office Davidson County, Tennessee.

This is improved property known as: **602 South 12th Street, Nashville, TN 37206-3010**

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 October 19, 2011.

Sue Lawhorn Burgett by Larry Lawhorn as Attorney In Fact

Sue Lawhorn Burgett aka, Sue C. Lawhorn
by Larry E. Lawhorn, as attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Larry E. Lawhorn, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Sue Lawhorn Burgett the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Sue Lawhorn Burgett, the bargainor(s), by the said Larry E. Lawhorn, as Attorney-in-Fact.

WITNESS my hand and seal, this 19th day of October, 2011.

NOTARY PUBLIC My Commission Expires: 7/6/15

HAL E. WILSON, III
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: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY