WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/22/11 13:37 2 pgs
Fees:13.00 Taxes:37.00
20111122-0091489

HAL E. WILSON, III
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,
$10,000.00

Affiant

Subscribed and sworn to before me this 9 day of November, 20 11.

Notary Public
My Commission expires: 7/6/15
(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:
First Jordan, FLP, as Trustee for the 1808 Meharry Boulevard Trust	New Owner	092-03-0-251.00
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, **Fannie Jackson Hankins**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee for the 1808 Meharry Boulevard Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly 27 feet of the easterly 54 feet of Lot No. 4 on the plan of Subdivision of Lots Nos. 5 and 7 of the Harding-Lytle tract, as of record in Book No. 57, page 28, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of of said Lot No. 4 fronts 27 feet on the northerly side of Heffernan Street, and runs back, between parallel lines, 182.7 feet to an alley.

Being the same property conveyed to Fannie Jackson Hankins, by deed from Albert Jackson, Jr., Addie Jackson Ray, Walter Novell Jackson and Richard L. Jackson, on July 23, 1979, of record in Book 5487, page 168, 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 2012 in the estimated amount of $419.22 for county and in the amount of for city and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 092-03-0-251.00.
- Subject to all matters as shown on the Plan of record in Book 5487, page 168, Register's Office Davidson County, Tennessee.

This is improved property known as: **1808 Meharry Boulevard, Nashville, TN 37208**

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 November 9, 2011.

Fannie Jackson Hankins
Fannie Jackson Hankins

STATE OF Alabama
COUNTY OF Madison

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Fannie Jackson Hankins** 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 November 9, 2011

My commission expires My Commission Expires 08/09/2015

Alisha Ruffin
Notary Public



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

