WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/11 09:10 2 pgs
Fees:13.00 Taxes:185.00
20111227-0100402

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$50,000.00.**

Affiant

Subscribed and sworn to before me this 22nd day of December, 20 11.

Notary Public
My Commission expires: 7/16/15
(Affix Seal)

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Brunsford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
416 Janette Avenue Trust	SAME	033-12-0-088.00
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, **Ora Frances Mitchell, as Executrix for the Estate of Wanda C. Breedlove**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of the 416 Janette Avenue 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. 214 on the plan of Gatewood, Section I, of record in Book 3300, pages 47-52, and amended in Book 3974, page 170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 110.7 feet on the northeasterly side of Janette Avenue and runs back 165.4 feet on the southeasterly line and 160 feet on the northwesterly line, to a dead line in the rear on which it measures 67.2 feet.

Being the same property conveyed to Wanda C. Breedlove, by deed from Donald R. Denning and wife, Deborah H. Denning, on October 4, 1979, of record in Book 5511, page 810, Register's Office for Davidson County, Tennessee. The said Wanda C. Breedlove died testate on May 7, 2011, a resident of Davidson County, Tennessee and her Last Will and Testament was admitted to Probate by the Probate Court of Davidson County, Tennessee on May 24, 2011 at Cause No. 11P844. Ora Frances Mitchell qualified as Executrix of the Estate of Wanda C. Breedlove on June 1, 2011 and does hereby execute this deed pursuant to the authority granted to her in pursuant to the aforesaid will.

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 47-52, as amended in Book 3974, page 170, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4179, page 488; and Book 4314, page 290, Register's Office for Davidson County, Tennessee.

This is improved property known as: **416 Janette Avenue, Goodlettsville, TN 37072**

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 December 22, 2011.

Estate of Wanda C. Breedlove

Ora Frances Mitchell

By Ora Frances Mitchell, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ora Frances Mitchell, as Executrix of the Estate of Wanda C. Breedlove, 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 December 22, 2011

My commission expires 7/6/15

Notary Public

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