WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/04/12 15:56 2 pgs
Fees:13.00 Taxes:192.40
20120104-0000946

JENNIFER R. PIERCE
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, **$52,000.00.**

Affiant

Subscribed and sworn to before me this 3rd day of January, 2012

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2318 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
405 Moss Trail Trust	SAME	026-09-0-062.00
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, **Walter G. Donaldson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee for the 405 Moss Trail 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. 63 on the plan of Goodlettsville Heights Subdivision, Section Two of record in Book 1424, pages 120 and 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 63 fronts 115 feet on the south side of Moss Trail Road and runs back between parallel lines 350 feet to a dead line

Being the same property conveyed to Walter G. Donaldson and wife, Virginia S. Donaldson, by deed from Alfred B. Sears and wife, Mildred J. Sears, on January 17, 1968, of record in Book 4205, page 309, Register's Office for Davidson County, Tennessee. Virginia S. Donaldson having died leaving said property to Walter G. Donaldson by right of survivorship.

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 1424, page 120 and 121, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1738, page 35, Register's Office for Davidson County, Tennessee.
- A 100-foot set-back line from Moss Trail Road and a 10-foot easement along the south line of the lot for public utilities.

This is improved property known as: **405 Moss Trail, Nashville, 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 January 3, 2012.

Walter G. Donaldson by
Walter G. Donaldson, Jr. as attorney-in-fact

Walter G. Donaldson
by Walter G. Donaldson, Jr., 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 Walter G. Donaldson, Jr., 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 Walter G. Donaldon, 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 Walter G. Donsldson, the bargainor(s), by the said Walter G. Donaldson, Jr., as Attorney-in-Fact.

WITNESS my hand and seal, this 3rd day of January, 2012.

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