WARRANTY DEED

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS: $149,900.00.

J Brandon Mills
Affiant

Subscribed and sworn to before me this 31st day of JANUARY, 2012

T. M.
Notary Public
My Commission expires: _____.
(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:
Christopher Lester	ARK-LA-TEX FINANCIAL SVC, LLC DBA BENCHMARK HOME LOANS	072-04-0-218.00
1537 McGavock Pike	5160 TENNYSON PKWY, STE 2000W	
Nashville, TN 37216	PLANO, TX 75024	

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 1537 McGavock Pike Trust, First Jordan, FLP, as Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Christopher Lester, a single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 2, Block F on the plan of Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 2, which is a corner lot, fronts 75 feet on the northwesterly margin of McGavock Pike, formerly McGavock Avenue, and fronts 165 feet on the southwesterly margin of Ardee Avenue, formerly Mildred Avenue, and extends back 166.6 feet on the southwesterly line and 75 feet on the northwesterly line to a point of intersection

Being the same property conveyed to The 1537 McGavock Pike Trust, First Jordan, FLP, as Trustee, from Jacqueline M. Harris, by deed on August 25, 2011, of record in Instrument Number 20110831-0067503, 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 843, page 95, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1577, page 1, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1537 McGavock Pike, Nashville, TN 37216

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 .

First Jordan, FLP, as Trustee of The 1537 McGavock Pike Trust

By Dan Lain

BILL GARRETT, Davidson County
Trans:T20120008275 DEEDWARR
Recvd: 02/02/12 15:52 2 pgs
Fees:13.00 Taxes:554.63

20120202-0009752

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dan Lain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of TN Homebuyers, Inc., a Tennessee Corporation, General Partner of First Jordan, FLP, Trustee of The 1537 McGavock Pike Trust, and who executed the foregoing instrument for the purposes therein contained, and is authorized by the trust document, as well as the operative corporate and partnership document(s), to execute this instrument on its behalf.

Witness my hand and seal this 31st day of January, 2012.

AMANDA DEAN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Amanda Dean
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

~~Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dan Lain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Julia Two, Inc., a Tennessee Corporation, and that he/she, acting in such capacity and as the Beneficiary under the 1537 McGavock Pike Trust, executed the foregoing instrument on behalf of said corporation and as required by the trust document for the purposes therein contained.~~

Witness my hand and seal this 31st day of January, 2012.

Amanda Dean
Notary Public

My Commission Expires:

AMANDA DEAN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY