THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BILL GARRETT, Davidson County
Trans:T20120012502 DEEDWARR
Recvd: 02/21/12 12:34 3 pgs
Fees:18.00 Taxes:1609.50
20120221-0014729

Box 14A
23704-1

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James E. Jordan Rosalie R. Jordan 830 Kirkwood Avenue Nashville, TN 37204	New Owner	Map/Parcel: 118-02-0-109.00

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, GODFREY I. OGUNO, and wife, ELOISE V. WOOD-OGUNO, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES E. JORDAN, and his wife, ROSALIE R. JORDAN, hereinafter called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of Cumberland Valley Girl Scouts Subdivision, of record in Book 8250, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Godfrey I. Oguno and wife, Eloise V. Wood Oguno by Warranty Deed dated June 23, 1995, executed by Cumberland Valley Girl Scout Council, Inc. (whose corporate name has been changed to Girl Scout Council of Cumberland Valley), of record in Book 9712, page 598, Register's Office for Davidson County, Tennessee.

Said property has never been occupied by Grantor as their primary residence and is for commercial use only.

This improved commercial property is also known as 830 Kirkwood Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantors do further covenant and bind themself, their heirs and

warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 6th day of February, 2012.

Godfrey I. Oguno

Eloise V. Wood-Oguno

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Godfrey I. Oguno and Eloise V. Wood-Oguno, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 6th day of February, 2012.

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 2/24/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me this
6th day of February, 2012.

Notary Public
My Commission Expires: 6/9/2013

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

EXHIBIT "A"
Permitted Exceptions

1. Property taxes for the year 2012 and all subsequent years, not yet due and payable. Map/Parcel No. 118-02-0-109-00.

2. Matters shown on the Plan of record in Plat Book 1130, page 8, said Register's Office.

3. Matters shown on the Plan of record in Book 8250, page 76, said Register's Office.

4. Sanitary Sewers and/or Storm Drainage Easement of record in Book 5309, page 597, said Register's Office.

5. Matters subject to Easement granted to benefit Lot No. 2 of record as specified in Deed of record in Book 8536, page 968, said Register's Office.