# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/12/12 12:12 2 pgs
Fees:13.00 Taxes:244.20
**20120312-0021258**

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.
**$66,000.00.**

Affiant

Subscribed and sworn to before me this 8th day of March, 2012

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: |
|---|---|---|
| 3046 Boulder Park Drive Trust | SAME | 096-14-0-218.00 |
| 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, **Donald G. Waller and wife, Reba M. Waller, Trustees of the Waller Joint Revocable Living Trust Agreement and any Successor Trustees thereto, U/A/D December 16, 2004, and any amendments thereto**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of the 3046 Boulder Park Drive 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. 35 on the plan of Hickory bend, Section III, of record in Book 3600, page 42, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 35 fronts 75 feet along the curving northwesterly side of Boulder Park Drive and runs back between slightly diverging lines 146.1 feet on the northeasterly line northeasterly line and 100 feet on the southwesterly line, to a witness line measuring 113.11 feet thereon and extends on back 20 feet more or less on the northeasterly line and 349.6 feet more or less on the southwesterly line to the center of McCrory Creek.**

**Being the same property conveyed to Donald G. Waller and wife, Reba M. Waller, by deed from D&D INvestment Company, a Tennessee Corporation, on April 26, 1973, of record in Book 4702, page 204, Register's Office for Davidson County, Tennessee. And further conveyed to Donald G. Waller and wife, Reba M. Waller, Trustees, and any Successor Trustees thereto, U/A/D December 16, 2004, and any amendments thereto by Quitclaim Deed from Donal G. Waller and wife, Reba M. Waller of record in Instrument Number 20041228-0153001, said Register's Office.**

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 3600, page 42, Register's Office Davidson County, Tennessee.

This is improved property known as: **3046 Boulder Park, Nashville, TN 37214**

**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 March 8, 2012.

**Donald G. Waller and wife, Reba M. Waller, Trustees of the Waller Joint Revocable Living Trust Agreement and any Successor Trustees thereto, U/A/D December 16, 2004, and any amendments thereto**

**By Donald G. Waller, Trustee**

**By Reba M. Waller, Trustee**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of March, 2012, before me, appeared Donald G. Waller and Reba M. Waller, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that they are the Trustees of the Waller Joint Revocable Living Trust Agreement U/A/D December 16, 2004 and that the seal affixed to said instrument is the seal of said Trust, and that said instrument was signed and sealed in behalf of said Trus by authority of its Trustees and said Donald G. Waller and Reba M. Waller acknowledged said instrument to be the free act and deed of said Trust.

WITNESS my hand and seal at office the day and year above written.

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