Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120032990 DEEDWARR
Recvd: 05/04/12 12:33 2 pgs
Fees:13.00 Taxes:357.05
20120504-0038618

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $65,500.00.

Affiant

Subscribed and sworn to before me this 30th day of April, 2012.

Notary Public
My Commission expires: 8.20.14
(Affix Seal)

SA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Comm. Expires August 20, 2014

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
Spencer A. Eatherly	Same	086-01-0-059.00
113 Aloha Court		
Hermitage, TN 37076		

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, **First Jordan, FLP, as Trustee of the 113 Aloha Court Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Spencer A. Eatherly and Farrar Nicole Moritz, as tenants in common with right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 14 on the plan of Hermitage Hills Addition to Section Four, of record in Book 3842, page 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to First Jordan, FLP, as Trustee of the 113 Aloha Court Trust by deed from Vickey Honeycutt, unmarried, on January 25, 2012, of record in Instrument Number 20120126-0007455, 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 3842, page 128, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4140, page 232, Register's Office for Davidson County, Tennessee.

This is improved property known as: 113 Aloha Court, Hermitage, TN 37076

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 April 30, 2012.

First Jordan, FLP, as Trustee of the 113 Aloha Court Trust

By Dan Lain

STATE OF TENNESSEE
COUNTY OF Robertson

On this the 30th day of April, 2012, before me personally appeared Dan Lain, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the General Partner of First Jordan, FLP, Trustee for the 113 Aloha Court Trust, the within named bargainor, and that he as such General Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of April, 2012.

Amanda Dean
Notary Public
My Commission Expires
10/26/2013

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY