WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/22/12 13:41 3 pgs
Fees:18.00 Taxes:118.40
20120522-0044364

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$32,000.00.**

Affiant

Subscribed and sworn to before me this 21st day of May, 2012

Notary Public
My Commission expires: 1-6-2015
(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:
2218 Sadler Avenue Trust	SAME	119-01-0-118.00
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, **Crystal Lynn Bennett and Donna L. Liles**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of the 2218 Sadler Avenue 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. 52 on the plan of Subdivision of the G.P. Rose property, of record in Book 547, page 74, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 52 fronts 53 feet on the easterly side of Sadler Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Billy R. Bennett, by deed from R.C. Edmonson and wife, Margaret S. Edmonson, on June 7, 1977, of record in Book 5156, page 928, Register's Office for Davidson County, Tennessee. And further conveyed to Crystal Lynn Bennett by Quitclaim Deed from Billy R. Bennett of record in Instrument Number 20040721-0087295, said Register's Office. And further conveyed to Crystal Lynn Bennett and Donna L. Liles, as joint tenants with right of survivorship by Quitclaim Deed from Crystal Lynn Bennett of record in Instrument Number 20050923-0114444, 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 547, page 74, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6946, page 5, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7569, page 407, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2218 Sadler Avenue, Nashville, TN 37210**

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 May 21, 2012.

Crystal Bennett

Crystal Lynn Bennett

Donna L. Liles

Donna L. Liles

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Crystal Lynn Bennett** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 16, 2012

My commission expires 8/19/2013

Randall B. Messick

Notary Public

RANDALL B. MESSICK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donna L. Liles** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 21, 2012

My commission expires 7/6/15

Notary Public

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

