WARRANTY DEED

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $117,750.00.

Affiant

Subscribed and sworn to before me this 14th day of June, 2012.

Notary Public
My Commission expires: 3-3-15
(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:
Rodney Reed	New Owner	096-11-0-073.00
623 Templewood Court		
Nashville, TN 37214		

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 623 Templewood Court Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rodney Reed and Debora Reed, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 800 on the plan of Cloverhill Subdivision, Section 10, of record in Book 2331, page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 800 fronts 70.3 feet on the easterly side of Templewood Court , and extends back 190.9 feet on the northerly side and 201.6 feet on the southerly side, to a dead line in the rear on which ot measures 111.6 feet.

Being the same property conveyed to First Jordan, FLP, as Trustee of the 6213 Templewood Court Trust, by deed from Terri L. Bryan, Executrix of the Estate of Kenneth Arnold Hilley, on December 21, 2011, of record in Instrument Number 20111221-0099861, 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 2331, page 57, Register's Office Davidson County, Tennessee.

This is improved property known as: **623 Templewood Court, 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 June 14, 2012.

First Jordan, FLP, as Trustee of the 623 Templewood Court Trust

By Dan Lain

BILL GARRETT, Davidson County
Trans:T20120044894 DEEDWARR
Recvd: 06/18/12 14:48 2 pgs
Fees:13.00 Taxes:435.68

20120618-0053317

STATE OF TENNESSEE
COUNTY OF Robertson

On this the 14th day of June, 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 623 Templewood 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 14th day of June, 2012.

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

