WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120049906 DEEDWARR
Recvd: 07/06/12 11:02 2 pgs
Fees:13.00 Taxes:340.40

20120706-0059559

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $92,000.00.

Affiant

Subscribed and sworn to before me this 29 day of June, 20 12

Notary Public
My Commission expires: 3-1-2015
(Affix Seal)

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Catherine N. Biggs	Franklin American Mtg.	096-14-0-218.00
3046 Boulder Park Drive	501 Corporate Centre Dr	
Nashville, TN 37214	Suite 400 Franklin TN 37067	

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 3046 Boulder Park Drive Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Catherine N. Biggs and husband, Michael Biggs**, 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 First Jordan, FLP, as Trustee of the 3046 Boulder Park Drive Trust, by deed from Donald G. Waller and wife, Reba M. Waller, Trustees of the Waller Joint Revocable Living Trust Agreement and Successor Trustees, thereto, U/A/D December 16, 2004, and any amendments thereto, on March 8, 2012, of record in Instrument Number 20120312-0021258, 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 3600, page 42, Register's Office Davidson County, Tennessee.

This is improved property known as: **3046 Boulder Park Drive, 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 29, 2012.

First Jordan, FLP, as Trustee of the 3046 Boulder Park Drive Trust

By Dan Lain

STATE OF TENNESSEE

COUNTY OF Robertson

On this 29st day of June, 2012, before me, appeared William Dan Lain aka Dan Lain 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 he is the General Partner of First Jordan, FLP, Trustee of The 3046 Boulder Park Drive Trust, and who executed the foregoing instrument for the purpose therein contained, and is authorized by the trust document, as well as the operative corporate and partnership document(s), to execute this instrument on its behalf.

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

Amanda Dean

NOTARY PUBLIC

My Commission Expires:

10/26/2013

