WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/12 13:30 3 pgs
Fees:18.00 Taxes:210.90
20120827-0076956

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Cheatham

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$ 57,000.00

Debra J. O'Brien Petty
Affiant

Subscribed and sworn to before me this 24th day of August, 2012

Notary Public
My Commission expires: 10-28-2015
(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:
The 4804 Indiana Avenue Trust	SAME	091-10-0-171.00
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, **Debra O'Brien Petty, Johnny O'Brien, Hubert Tracy O'Brien and Thomas Edward O'Brien; beneficiaries under the terms of the Last Will and Testament of Ella Jo O'Brien, deceased**, hereinafter called the GRANTOR(s), do hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of The 4804 Indiana Avenue Trust**, their successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 709 and 711 of Block 101, Plan No. 1, West Nashville on the plan of , of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lots Number 709 and 711 front together 50 feet on the northerly side of Indiana Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ella Jo O'Brien, by deed from Thomas Edward O'Brien, unmarried, on August 20, 1996, of record in Book 10163, page 576, Register's Office for Davidson County, Tennessee. The said Ella Jo O'Brien died testate on November 5, 2011, and her Last Will and Testament, naming her four children Debra O'Brien Petty, Johnny O'Brien, Thomas Edward O'Brien and Hubert Tracy O'Brien as her beneficiaries was admitted to probate by the Chancery Court of Cheatham County, Tennessee, Probate Division, at Cause No P-2205.

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 57, page 74 and 75, Register's Office Davidson County, Tennessee.
- Grantee assumes all the 2012 Metropolitan Government taxes when due and payable.

This is improved property known as: **4804 Indiana Avenue, Nashville, TN 37209**

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 August 24, 2012.

Debra O'Brien Petty
Debra O'Brien Petty

Hubert T. O'Brien
Hubert Tracy O'Brien

Johnny O'Brien
Johnny O'Brien

Thomas Edward O'Brien
Thomas Edward O'Brien

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Debra O'Brien Petty,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 24th, 2012

My commission expires 10-28-2015

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Johnny O'Brien,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 24th, 2012

My commission expires 10-28-2015

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hubert Tracy O'Brien,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 24th, 2012

My commission expires 10-28-2015

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Cheatham

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Thomas Edward O'Brien,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 24th, 2012

My commission expires 10-28-2015

Notary Public

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

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, Carl E. Dunphy, II, 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: 1-6-2015

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