WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/22/12 12:46 2 pgs
Fees:13.00 Taxes:148.00
20121022-0096521

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$40,000.00.**

Affiant

Subscribed and sworn to before me this 22 day of October 2012

Notary Public
My Commission expires: 10/26/2013
(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 115 Elberta Street Trust	SAME	119-05-0-237.00
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, **Martha A. Crook**, widowed, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of The 115 Elberta Street Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*James Edward Crook, husband of Martha A. Crook, died on August 16, 2011.

Land in Davidson County, Tennessee, being the middle 50 feet of Lots Nos. 177, 178 and 179 on the map of the Resubdivision of Lots Nos. 3, 4 and parts of Lots Nos. 5 and 6 in Cumberland Nurseries, as of record in Book 332, page 148, Register's Office for said County.

Said parts of Lots Nos. 177, 178 and 179 front 50 feet on the southerly side of Elberta Street and run back between parallel lines, 156 feet to the northerly line of Lot No. 176 in said Subdivision.

Being the same property conveyed to Martha A. Crook, a married person, by deed from Secretary of Veterans Affairs, an Officer of the United States of America, on December 28, 1992, of record in Book 8833, page 905, 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 352, page 148, Register's Office Davidson County, Tennessee.

This is improved property known as: **115 Elberta Street, 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 October 22, 2012.

Martha A. Crook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Martha A. Crook** 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 October 22, 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

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY