WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120080296 DEEDWARR
Recvd: 10/23/12 10:12 2 pgs
Fees:13.00 Taxes:166.50

20121023-0096922

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $45,000.00.

Affiant

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

Notary Public
My Commission expires: May 5, 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:
Ryan Derek Arnett	SAME	119-05-0-237.00
P.O. Box 100404		
Nashville, TN 37224	.	

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 115 Elberta Street Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ryan Derek Arnett**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

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.

Being the same property conveyed to First Jordan, FLP, as Trustee of 115 Elberta Street Trust, by deed from Martha Ann Crook, 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 .

First Jordan, FLP, Trustee for
The 115 Elberta Street Trust

By Dan Lain

STATE OF TENNESSEE
COUNTY OF Robertson

On this the 22nd day of October, 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 115 Elberta Street 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 22nd day of October, 2012.

Amanda Dean

Notary Public
My Commission Expires 10/26/2013

