WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/12 15:11 2 pgs
Fees:13.00 Taxes:192.40
20121026-0098590

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, ~~$52,000.00~~.

Affiant

Subscribed and sworn to before me this 25 day of October, 2012.

Amanda Dean

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 2707 Live Oak Trust	SAME	119-10-0-141.00
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, **Shirley Dodd Bate, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee for The 2707 Live Oak Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 19 on the plan of Mashburn Heights, of record in Book 1835, page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 19 fronts 55 feet on the north side of Live Oak Road and runs back between lines166.8 feet on the east line and 185.7 feet on the west line to a dead line in the rear on which it measures 113 feet.

Being the same property conveyed to H. H. Bate and wife, Alice Crutcher Bate, by deed from Ralph E. Baldock and wife, Virginia Mae Baldock, on April 15, 1953, of record in Book 2143, page 280, Register's Office for Davidson County, Tennessee. H.H. Bate having died leaving property to Alice Cruthcer Bate by right of survivorship. Alice Crutcher Bate having died testate on April 21, 2011, leaving as her sole heir-at-law, Clyde Howell Bate; affidavit of heirship of record in Instrument Number 20121026-0098588 **, said Register's Office. Clyde Howell Bate died intestate on January 5, 2012 leaving his spouse, Shirley Dodd Bate, as his sole heir-at-law; affidavit of heirship of record in Instrument Number** 20121026-0098588 **, said Register's Office.**

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 1835, page 1, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1850, page 439, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2707 Live Oak Road, 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 25, 2012.

Shirley Dodd Bate
Shirley Dodd Bate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Shirley Dodd Bate, unmarried** 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 25, 2012

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
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