WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/15/12 13:44 3 pgs
Fees:18.00 Taxes:277.50
20121115-0105493

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$75,000.00.**

Lu Ann Maloney
Affiant

Subscribed and sworn to before me this 12 day of November, 2012

Notary Public
My Commission expires: 1-6-14
(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:
1203 N. 7th Street Trust	SAME	071-16-0-243.00
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, **Quineshia Henry, Dyschell Henry, Natreze Henry and Demitria Jefferson; The Heirs-at-Law of Thelma Dean Lee**, hereinafter called the GRANTORS, dohereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee for the 1203 N. 7th Street Trust**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lots Nos. 245 and 246 on the plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lots Nos. 245 and 246 front together 60 feet on the easterly side of North Seventh Street and run back between parallel lines 165 feet to an alley in the rear and measures 60 feet thereon.

Being the same property conveyed to Walter Stewart, by deed from Elvis E. Minis and wife, Anna Christine Minis, on February 7, 1961, of record in Book 3180, page 507, Register's Office for Davidson County, Tennessee. The said Walter Stewart having died testate on June 24, 1986. His last will and testament was enterd into Probate at Case #78749. Said will specifically bequeathed property to his daughter, Thelma Stewart Lee. Said Thelma Lee Stewart having died intestate on July 8, 2011, leaving as her only heirs-at-law; Quineshia Henry, Dyschell Henry, Natreze Henry and Demitria Jefferson. The estate was entered into probate at Cause No. 11P-1288, appointing Demitria Jefferson as Administrator. Order Approving Sale of Real Property was issued on July 25, 2012 in the Seventh Circuit Court 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 421, page 12, Register's Office Davidson County, Tennessee.

This is improved property known as: **1203 N. 7th street, Nashville, TN 37207**

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 November 5, 2012.

The Heirs-at-Law of Thelma Dean Lee

Demitria Jefferson
Individually and as Administrator

Quineshia Henry

Dyschell Henry

Natreze Henry

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Natreze Henryand Demitria Jefferson individually and as Administrator,** 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 November 12, 2012.

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Ohio
COUNTY OF Lucas

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Quineshia Henry,** 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 November 5, 2012

My commission expires 9/9/15

Notary Public

NOTARIAL SEAL
STATE OF OHIO

TINA PHILLIPS GOTT
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 09-09-2015

STATE OF Ohio
COUNTY OF Lucas

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Dyschell Henry,** 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 November 5, 2012

My commission expires 9/9/15

Notary Public

NOTARIAL SEAL
STATE OF OHIO

TINA PHILLIPS GOTT
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 09-09-2015

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