WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/12 12:38 3 pgs
Fees:18.00 Taxes:185.00
20121116-0105981

HAL E. WILSON, III
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, $ 50,000.00

Affiant

Subscribed and sworn to before me this 15th day of November, 2012

Notary Public

My Commission expires: 7/6/15
(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 3317 Colby Drive Trust	SAME	133-07-0-016.00
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, **Barbara Robbins and Charles E. Whyde, Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of The 3317 Colby Drive 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. 10 on the plan of Parma Heights, Section 2, of record in Book 2083, page 71, Register's Office for Davidson County, Tennessee, described ass follows:

Beginning at a point in the southwesterly margin of Colby Drive at the corner of Lots No. 9 and 10 on said plan; thence southwardly with the line between said Lots, 142.6 feet to a point in the rear line of Lot No. 14; thence with the line between Lots Nos. 10 and 14, southeastwardly 78 feet to a point, the common corner of Lots Nos. 10, 12 and 14; thence with the line between Lots Nos. 10 and 12 southeastwardly 38.2 feet to a point, the common corner of Lots Nos. 10, 11 and 12; thence with the line between Lots Nos. 10 and 11 northeastwardly 119 feet to a point in the southwesterly margin of Colby Drive; thence with margin of the same northwestwardly 108.7 feet to the beginning.

Being the same property conveyed to Charles Whyde, Sr. and wife, Lillie Whyde, by deed from Larry C. Hooper and wife, Betty F. Hooper, on March 19, 1971, of record in Book 4487, page 752, Register's Office for Davidson County, Tennessee. Charles Whyde, Sr. died leaving property to Lillie U. Whyde by right of survivorship. Lillie U. Whyde died testate on October 26, 2010, a resident of Davidson County, Tennessee and her Last Will and Testament was admitted to probate by the Probate Court of Davidson County, Tennessee on March 29, 2011 at Cause No. 11P-492. Barbara Robbins and Charles Whyde, Jr. qualified as Co-Executors of the Estate of Lillie U. Whyde. Property further conveyed to Barbara Robbins and Charles E. Whyde, Jr. by Executor's Deed from Barbara Robbins and Charles E. Whyde, Jr., Co-Executors of the Estate of Lillie U. Whyde of record in Instrument Number 20120405-0028901, as corrected by Scrivener's Affidavit of record in Instrument Number 20121115-0105507, 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 2083, page 71, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2153, page 141, Register's Office for Davidson County, Tennessee.
- 50 foot minimum building setback line from Colby Drive.
- 10 foot easement for public utility purposes along the easterly line of said lot.
- 2.5 x 20 foot utility anchor easement located on the northwest corner of said lot.

This is improved property known as: **3317 Colby Drive, Nashville, TN 37211**

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 14, 2012.

Barbara Robbins
Barbara Robbins

Charles E. Whyde Jr.

STATE OF TENNESSEE
COUNTY OF Robertson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Barbara Robbins** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 14, 2012

My commission expires 10/26/2013
Amanda Dean
Notary Public

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF
COUNTY OF

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

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 14, 2012.

Barbara Robbins

Charles E Whyde Jr
Charles E. Whyde Jr.

STATE OF TENNESSEE
COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Barbara Robbins** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November _____, 2012

My commission expires _____

Notary Public

STATE OF South Carolina
COUNTY OF Richland

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charles E. Whyde, Jr.** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 14, 2012

My commission expires 02-03-2021

Notary Public

William Chastain
NOTARY PUBLIC
South Carolina