WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120088248 DEEDWARR
Recvd: 11/19/12 12:19 2 pgs
Fees:13.00 Taxes:199.80

20121119-0106458

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, $54,000.00

Affiant

Subscribed and sworn to before me this 16th day of November 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:
Granada, GP	SAME	133-07-0-016.00
5543 Edmonson Pike #140		
Nashville, Tn 37211	,	

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 The 3317 Colby Drive Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Granada GP**, 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 First Jordan, FLP, as Trustee of The 3317 Colby Drive Trust, by deed from Barbara Robbins and Charles E. Whyde, Jr., on November 14, 2012, of record in Instrument Number 20121116-0105981, 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 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 16, 2012.

First Jordan, FLP, as Trustee of the 3317 Colby Drive Trust

By Dan Lain, General Partner

STATE OF TENNESSEE
COUNTY OF Robertson

On this the 16th day of November, 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 3317 Colby Drive 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 19th day of October, 2012.

Notary Public
My Commission Expires 10/26/2015

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY