WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/19/12 12:46 2 pgs
Fees:13.00 Taxes:351.50
20121119-0106478

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, $ 95,000.00

Affiant

Subscribed and sworn to before me this 14th 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 1248 Kenmore Place Trust	SAME	072-07-0-148.00
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, **Hazel M. Brinkley**, unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of The 1248 Kenmore Place 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. 70 on the plan of Kenmore Place, of record in Book 332, pages 32 and 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 70 fronts 100 feet on the southerly side of Warner Avenue and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Clyde H. Brinkley and wife, Hazel M. Brinkley, by deed from Marion R. Chapman, unmarried, on February 23, 1968, of record in Book 4216, page 456, Register's Office for Davidson County, Tennessee. The said Clyde H. Brinkley having dies leaving property to Hazel M. Brinkley by right of survivorship.

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 332, pages 32 and 33, Register's Office Davidson County, Tennessee.
- Easements of record in Book 9390, page 202; and book 4720, page 547, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1248 Kenmore Place, Nashville, TN 37216**

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.

Hazel M. Brinkley
by Betty J. Rickey POA as attorney-in-fact
Hazel M. Brinkley
by Betty J. Rickey, as Attorney-in-Fact

SSTATE OF KY

COUNTY OF Livingston

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Betty J. Rickey, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Hazel M. Brinkley, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Hazel M. Brinkley, the bargainor(s), by the said Betty J. Rickey, as Attorney-in-Fact.

WITNESS my hand and seal, this 14 day of November, 2012.

Deborah Dodds My Commission Expires: 12-3-15

NOTARY PUBLIC

DEBORAH DODDS
Notary Public
State at Large
Kentucky
My Commission Expires Dec. 3, 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, 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