# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/10/12 12:21 2 pgs
Fees:13.00 Taxes:166.50
**20121210-0113559**

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, **$45,000.00.**

Affiant

Subscribed and sworn to before me this 7th day of December, 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 5407 Louisiana Avenue Trust | SAME | 091-06-0-234.00 |
| 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, **Hollie Lynne Blackwell, individually and as Administrator of The Estate of Kenneth Edward Brunson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of The 5407 Louisiana Avenue Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lots Nos. 1314 and 1316, Block 21 on the Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lots Nos. 1314 and 1316 front together 50 feet on the southerly side of Louisiana Avenue, and extend back between parallel lines, 150 feet to an alley.**

**Being the same property conveyed to Kenneth E. Brunson, a single person, by deed from Administration of Veterans Affairs, on January 24, 1983, of record in Book 6004, page 871, Register's Office for Davidson County, Tennessee. The said Kenneth E. Brunson having died intestate on May 20, 2012. His Estate was admitted to The Probate Court for Davidson County, Tennessee at Nashville on June 21, 2012 at Cause No. 12P-962. Hollie Lynne Blackwell, daughter and sole heir-at-law of Kenneth E. Brunson qualified as Administrator of the Estate.**

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 57, page 172, Register's Office Davidson County, Tennessee.

This is improved property known as: **5407 Louisiana Avenue, Nashville, TN 37209**

**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 December 7, 2012.

**The Estate of Kenneth Edward Brunson**

**By Hollie Lynne Blackwell, individually and as Administrator**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Hollie Lynne Blackwell** 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 December 7, 2012

My commission expires: 7/6/15

Notary Public

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of December, 2012, before me, appeared **Hollie Lynne Blackewell**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the Administrator of The Estate of Kenneth Edward Brunson and that said instrument was signed in behalf of said Estate by authority of its Administrator, and said Hollie Lynne Blackewell, acknowledged said instrument to be the free act and deed of said Estate.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15

HAL E. WILSON, III
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