WARRANTY DEED

DANA DELWORTH
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, $46,403.00

Affiant

Subscribed and sworn to before me this 7th day of December, 2012.

Notary Public
My Commission expires: 01/07/2013
(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:
Jeff Gaw	SAME	091-06-0-234.00
650 Wedgewood Avenue		
Nashville, TN 37203		

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 5407 Louisiana Avenue Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jeff Gaw**, 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 First Jordan, FLP, as Trustee of the 5407 Louisiana Avenue Trust, by deed from The Estate of Kenneth Edward Brunson, on December 7, 2012, of record in Instrument Number 20121210-0113559 **, 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 557, 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.

First Jordan, FLP, as Trustee of The 5407 Louisiana AvenueTrust

By Dan Lain

BILL GARRETT, Davidson County
Trans:T20120095169 DEEDWARR
Recvd: 12/12/12 14:42 2 pgs
Fees:13.00 Taxes:179.09

20121212-0114618

STATE OF TENNESSEE
COUNTY OF Robertson

On this the 7th day of December, 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 5407 Louisiana Avenue 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 7th day of December, 2012.

Amanda Dean
Notary Public
My Commission Expires 10/26/2013

