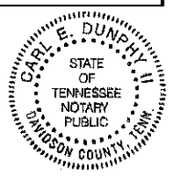
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/12 11:57 2 pgs
Fees:13.00 Taxes:222.00
20121227-0119347



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$60,000.00**

Affiant

Subscribed and sworn to before me this 20th day of Dec, 2012

Notary Public
My Commission expires: 1-6-2015
(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:
The 7048 Bonnavent Drive Trust	SAME	074-08-0-065.00
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, **James Wesley Steele, Jr., William Harrison Steele, Gerald Edward Steele and Brenda Lou Bradfield,** hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of The 7048 Bonnavent 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. 780 on the plan of Hermitage Hills Subdivision, Section 7, of record in Book 3300, page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James W. Steele, Sr. and wife, Cora Ruth Steele, by deed from Royce W. Shofner and wife, Jane D. Shofner, on May 26, 1977, of record in Book 5152, page 147, Register's Office for Davidson County, Tennessee. James W. Steele, Sr. having died on February 29, 1984 leaving property to Cora Ruth Steele by right of Survivorship. Cora Ruth Steele died testate on October 14, 2009 a resident of Davidson County, Tennessee. Her Last Will and Testament was admitted to Probate on March 15, 2012 at Cause #10P416, Seventh Circuit Court of Davidson County, Tennessee. Probate Division. Devisees of said Last Will and Testament being James Wesley Steele, Jr., William Harrison Steele, Gerald Edward Steele, Ronald Lee Steele and Brenda Lou Bradfield, as referenced in Affidavit of Inheritance in Instrument Number 20100715-0055581, said Register's Office. The said Ronald Lee Steele having died leaving his interest to James Wesley Steele, Jr., William Harrison Steele, Gerald Edward Steele and Brenda Lou Bradfield by right of survivorship as shown in said Affidavit and Will.

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 3300, page 63, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3399, page 446, and Book 3404, page 165, Register's Office for Davidson County, Tennessee.

This is improved property known as: **7048 Bonnavent Drive, Hermitage, TN 37076**

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 20, 2012.

James Wesley Steele Jr.

James Wesley Steele Jr.

Gerald Edward Steele

Gerald Edward Steele

William Harrison Steele

William Harrison Steele

Brenda Lou Bradfield

Brenda Lou Bradfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **James Wesley Steele, Jr., William Harrison Steele, Gerald Edward Steele and Brenda Lou Bradfield,** 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 20, 2012

My commission expires 7/6/15

Notary Public

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