WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/15/13 14:22 2 pgs
Fees:13.00 Taxes:111.00
20130115-0004894

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$30,000.00.**

Affiant

Subscribed and sworn to before me this 15th day of January, 2013.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

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

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 926 Douglas Avenue Trust	SAME	072-13-0-326.00
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, **Winfred E. Warner and Lena H. Warner**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of the 926 Douglas Avenue Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the east part of Lot 29 on the Map of Sharpe & Horn's Fourth Addition, of record in Book 161, Page 172, Register's Office for said County.

Said part of said Lot 29 fronts 50 feet on the southerly side of Douglas Street or Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Howard W. Warner and wife Joan Warner from Myrtle Rebecca White Whittenmeier and husband, William R. Whittenmeier by Warranty Deed on October 8, 1947, of record in Book 1536, Page 126, Register's Office for Davidson County, Tennessee. Further conveyed to Winfred E. Warner from Joan Warner, a widow, by QuitClaim Deed on September 27, 1989, of record in Book 7957, Page 754, Register's Office for Davidson County, Tennessee. Further conveyed to J.B. Warner from Winfred E. Warner by QuitClaim Deed on October 8, 1991, of record in Book 8460, Page 973, Register's Office for Davidson County, Tennessee. Further conveyed to Winfred E. Warner, and wife, Lena H. Warner by QuitClaim Deed on March 10, 1995, of record in Book 9635, Page 156, 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 Plat Book 161, Page 172, Register's Office for Davidson County, Tennessee.

This is improved property known as: **926 Douglas Avenue, Nashville, TN 37206**

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 January 15, 2013.

Winfred E. Warner

Lena H. Warner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Winfred E. Warner and Lena H. Warner** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this January 15, 2013

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