WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/13 10:25 2 pgs
Fees:13.00 Taxes:149.85
20130425-0041082

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$40,500.00.**

Affiant

Subscribed and sworn to before me this 17th day of April, 2013

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

HALE 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:
Kyne Marshall	SAME	072-13-0-326.00
1212 Stockell St. ~~1405 Sharpe Ave.~~		
Nashville, TN ~~37206~~ 37207		

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 926 Douglas Avenue Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Kyne Marshall**, 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 First Jordan, FLP, as Trustee of the 926 Douglas Avenue Trust, by deed from Winfred E. Warner and Lena H. Warner, on January 15, 2013, of record in Instrument Number 20130115-0004894, 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 161, page 172, Register's Office 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 April 17, 2013.

First Jordan, FLP, as Trustee of the 926 Douglas Avenue Trust

By Dan Lain

STATE OF TENNESSEE
COUNTY OF Robertson

On this the 17th day of April, 2013, 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 926 Douglas 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 17th day of April, 2013.

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

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON 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