WARRANTY DEED

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

B-JG-13-4809

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D&J Properties of Tennessee	SAME OWNER (NAME)	
4809 Illinois Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	091-11-0-098.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ANN JORDAN MOORE, TRUSTEE OF THE JORDAN FAMILY TRUST, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto D&J PROPERTIES OF TENNESSEE, LLC , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NOS. 712 AND 714 OF BLOCK 103, PLAN NO. 1, WEST NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 74 AND 75, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOTS NO. 712 AND 714 FRONT TOGETHER 50 FEET ON THE SOUTHERLY SIDE OF ILLINOIS AVENUE AND RUN BACK BETWEEN LINES MEASURING 150 FEET TO AN ALLEY ON WHICH IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO ANN JORDAN MOORE, TRUSTEE OF THE JORDAN FAMILY TRUST BY QUITCLAIM DEED FROM OMEGA TARPLEY CHURCHWELL OF RECORD AT INSTRUMENT NO. 200003140026211, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 8, 2000 AND RECORDED ON MARCH 14, 2000.

BEING THE SAME PROPERTY CONVEYED TO JOHN L. TARPLEY AND WIFE, OMEGA R. TARPLEY BY DEED FROM J.B. CRIPPS AND WIFE, SUSIE CRIPPS OF RECORD IN BOOK 4279, PAGE 772, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 11, 1968 AND RECORDED ON OCTOBER 18, 1968.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 4809 Illinois Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

BILL GARRETT, Davidson County
Trans:T20130038413 DEEDWARR
Recvd: 05/08/13 10:50 2 pgs
Fees:13.00 Taxes:370.00
20130508-0046443

Witness my/our hand(s) this 30th day of April, 2013.

Ann Jordan Moore, Trustee of the Jordan Family Trust

Ann Jordan Moore

Ann Jordan Moore

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of April, 2013, before me personally appeared Ann Jordan Moore, Trustee of the Ann Jordan Moore, Trustee of the Jordan Family Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of April, 2013.

Notary Public

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

My Commission Expires:

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903