WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$295,000.00.**

Affiant

Subscribed and sworn to before me this 7 day of June 2013

Notary Public
My Commission expires: 10/20/2013
(Affix Seal)

AMANDA DEAN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON 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:
Chad Kozloski	LoanDepot.com, LLC	104-01-0-181.00
134 40th Avenue North	26642 Towne Centre Drive	
Nashville, TN 37209	Foothill Ranch, CA 92610	

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 134 40th Avenue N Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Chad Kozloski and Tosha Kozloski, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 37 and the northerly half of Lot No. 38 on the plan of part of Westgrove Subdivision, as of record in Book 421, Page 109, Register's Office for said County. Said Lot 37 and part of Lot 38 front together 75 feet on the easterly side of 40th Avenue North and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to First Jordan, FLP, Trustee for The 134 40th Avenue N Trust, from Teresa L. Vise and husband, Donald Vise, by deed on February 15, 2013, of record in Instrument Number 20130221-0017492, 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 421, Page 109, Register's Office for Davidson County, Tennessee.

This is improved property known as: **134 40th Avenue North, 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 June 7, 2013.

First Jordan, FLP, as Trustee of The 134 40th Avenue N Trust,

By Dan Lain

Davidson County DEEDWARR
Recvd: 06/12/13 16:12 2 pgs
Fees:13.00 Taxes:1091.50
20130612-0060115

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this the 7th day of June, 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 134 40th 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 June, 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