RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File #08A88-14822

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130049718 DEEDWARR
Recvd: 06/13/13 10:18 2 pgs
Fees:13.00 Taxes:344.10
20130613-0060346

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $93,000.00.

Affiant

Subscribed and sworn to before me this 13 day of June, 2013

Notary Public

My Commission expires: May 3, 2016
(Affix Seal)

KIMIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

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:
Andrea Barbour	U.S. Bank N.A.	064-13-0-009.00
4312 Old Hickory Boulevard	1550 American Blvd. E, Ste 440	
Old Hickory, TN 37138	Bloomington, MN 55425	

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 4312 Old Hickory Blvd Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrea Barbour, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the northerly 10 feet of Lot No. 13 and all of Lot No. 14 of Block No. 3 on the plan of Berryville, of record in Book 421, page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 13 and all of Lot No. 14 front together 60 feet on the easterly side of Hadley Road and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to First Jordan, FLP, as Trustee of the 4312 Old Hickory Blvd Trust by deed from Robert E. McCord and wife, Anna L. McCord, on February 4, 2013, of record in Instrument Number 20130205-0011922, 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 421, page 47, Register's Office Davidson County, Tennessee.
- ☐ Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5554, page 519, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4312 Old Hickory Blvd, Old Hickory, TN 37138**

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 12, 2013.

First Jordan, FLP, as Trustee of the 4312 Old Hickory Blvd Trust

By Dan Lain

STATE OF TENNESSEE
COUNTY OF Robertson

On this the 12th 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 4312 Old Hickory Blvd 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 12th day of June, 2013.

Amanda Dean

Notary Public
My Commission Expires 10/22/2013

