WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/19/13 16:04 2 pgs
Fees:13.00 Taxes:148.00
20130619-0063022

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$40,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 14th day of June, 2013

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

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 903 Elliston Street Trust	SAME	044-15-0-106.00
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, **Patricia Ann Waller Guffy, Douglas Michael Waller, Pamela Sue Waller Cadwallader**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of The 903 Elliston Street Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 50 of Section D on the plan of E.I. Dupont DeNemours and Company's Subdivision, of record in Book 1424, page 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 50 fronts 52 feet on the easterly margin of Elliston Street, and extends back 65.9 feet on the northerly line and 66 feet on the southerly line, to a dead line in the rear, measuring 52 feet thereon.

Being the same property conveyed to Robert L. Traughber and wife, Frances B. Traughber, by deed from Edna Earl Moores and George Edd Hickey, Sr., on February 26, 1982, of record in Book 5855, page 704, Register's Office for Davidson County, Tennessee. The said Robert L. Traughber having died, leaving property to Frances B. Traughber by right of survivorship. Frances B. Traughber died intestate on February 5, 2012, leaving as her only heirs at law, Patricia Ann Waller Guffy, Douglas Michael Waller and Pamela Sue Waller Cadwallader. Affidavit of Heirship of receord in Instrument Number 20130619-0063021 **, said Register's Office.**

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 1424, page 65, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1909, page 10; and Book 2447, page 151, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20020423-0050241, Register's Office for Davidson County, Tennessee.

This is improved property known as: **903 Elliston Street, 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 14, 2013.

Patricia Ann Waller Guffy

Douglas Michael Waller

Pamela Sue Waller Cadwallader

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patricia Ann Waller Guffy, Douglas Michael Waller, Pamela Sue Waller Cadwallader** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 14, 2013

My commission expires 7/6/15

Notary Public

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

Instrument No. 20130814-0021082, Register's Office for Davidson County, Tennessee

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