WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$125,000.00.**

Affiant

Subscribed and sworn to before me this 28th 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, TENNESSEE

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:
Douglas A. Brooks	SAME	083-15-0-103.00
336 Haddon Court		
Franklin, TN 37067		

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 2801 Noonan Drive Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Douglas A. Brooks**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 118 on the plan of Section I, Fortland Park, of record in Book 2663, page 61, Register's Office for Davidson County, Tennessee, and being the southerly 5 feet of Lot No. 121 on the Plan of Section II, Fortland Park, as of record in Book 2900,page 40, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Said Lot and part of said lot adjoin and front together 97.05 feet on the easterly side of Noonan Drive and extends back 153.14 feet on the southerly line to Lot No. 118 and 152.4 feet along the northerly line of the southerly 5 feet of Lot No. 121, Section II, to a dead line in the rear on which they measure 85.88 feet.

Being the same property conveyed to First Jordan, FLP, as Trustee of the 2801 Noonan Drive Trust by deed from Mary H. Williams on June 19, 2013 of record in Instrument Number 20130620-0063508 **, 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 2663, page 61, Register's Office Davidson County, Tennessee.
- ☐ Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6241, page 837; Book 6336, page 949; and Book 6367, page 607, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2801 Noonan Drive, 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 June 28, 2013.

First Jordan, FLP, as Trustee of the 2801 Noonan Drive Trust

By Dan Lain

Davidson County DEEDWARR
Recvd: 07/01/13 14:07 2 pgs
Fees:13.00 Taxes:462.50
20130701-0067663

STATE OF TENNESSEE
COUNTY OF Robertson

On this the 28th 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 2801 Noonan Drive 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 28th 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