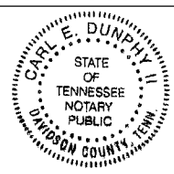
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/09/13 16:07 2 pgs
Fees:13.00 Taxes:370.00
20130709-0071040



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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$100,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of July, 2013

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

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 3118 Kinross Avenue Trust	SAME	119-14-0-350.00
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, **Sharon Cordova Smith, Successor Trustee of The Geraldine M. Potts Revocable Living Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, Trustee of the 3118 Kinross Avenue 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. 6 on the plan of Airdrie Subdivision "D", of record in Book 843, page 75, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 6 fronts 48 feet 6 inches on the east side of Kinross Avenue and extends back between parallel lines, 350 feet to a dead line.

Being the same property conveyed to Richard D. Potts and Geraldine M. Potts by deed from James E. Solomon and wife, April S. Solomon of record in Book 5043, page 540, Register's Office for Davidson County, Tennessee. The said Richard D. Potts having died leaving property to Geraldine m. Potts by right of survivorship. And further conveyed to Geraldine M. Potts, Trustee of The Geraldine M. Potts Revocable Living Trust, UTD, August 7, 2001, by deed from Geraldine M. Potts, on August 7, 2001, of record in Instrument Number 20010808-0085146, Register's Office for Davidson County, Tennessee. Appointment of Successor Trustee, naming Sharon Cordova Smith as Successor Trustee was dated December 21, 2011 filed in Instrument Number 20121016-0094718, 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 843, page 75, Register's Office Davidson County, Tennessee.

This is improved property known as: **3118 Kinross Avenue, Nashville, TN 37211**

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 July 2, 2013.

The Geraldine M. Potts Revocable Living Trust

Sharon Cordova Smith

By Sharon Cordova Smith, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sharon Cordova Smith** 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 July 2, 2013

My commission expires 7/6/15

Notary Public

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