WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/13 14:29 2 pgs
Fees:13.00 Taxes:259.00
20130715-0073061

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $70,000.00.

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 11th day of July, 2013

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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:
1205 Thompson Place Trust	SAME	107-13-0-107.00
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, **Terry A. McGowan, individually and as Successor Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of the 1205 Thompson Place 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. 276 on the plan of First Addition to Miro Meadows, of record in Book 1424, page 106, Register's Office for Davidson County, Tennessee, as follows:

Said Lot No. 276 fronts 99.75 feet on the southerly side of Thompson Place and runs back 163.1 feet on the easterly line and 160.5 feet on the westerly line to a dead line in the rear measuring 98.51 feet thereon.

Being the same property conveyed to Mrs. Elizabeth Chandler, by deed from Carl A. Neuhoff and wife, Susan B. Neuhoff, on September 30, 1963, of record in Book 3640, page 113, Register's Office for Davidson County, Tennessee. And further conveyed to Dianne McGowan DeMoss, as Trustee, of the Testamentary Trust created in the will of Era Elizabeth Chandler, dated August 5, 1983, Case No. 80491, Probate Court Clerk's Office for Davidson County, Tennessee, to the benefit of JoJo David McGowan and Dianne McGowan DeMoss.. Further conveyed to Dianne McGowan Demoss, Trustee by deed from Dianne McGowan Demoss, Executrix of record in Book 7634, page 488, said Register's Office. JoJo David McGowan having since died on August 20, 2000, and Dianne Demoss died testate on November 30, 2012, terminating the Testamentary Trust with the corpus to Terry Alan McGowan as per Tenth Paragraph, Section K of the Era Elizabeth Chandler will. Under said Will, Tenth Paragraph, Section B, Terry Alan McGowan is appointed as Successor Trustee of the Trust if Dianne McGowan DeMoss cannot act.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 in the estimated amount of $1,065.97 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 107-13-0-107.00.
- Subject to all matters as shown on the Plan of record in Book 1424, page 106, Register's Office Davidson County, Tennessee.
- Easement of record in Book 4292, page 84, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1205 Thompson Place, Nashville, TN 37217**

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 11, 2013.

Terry A. McGowan
Individually and as 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 **Terry A. McGowan** 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 11, 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