WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/15/13 14:37 2 pgs
Fees:13.00 Taxes:296.00
20130715-0073067

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $80,000.00

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 10th day of July, 2013

Notary Public
My Commission expires: 2/6/15
(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:
~~Mary Ford~~ 204 Douglas Ave. Trust	SAME	071-15-0-491.00
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, **Mary Elizabeth Ford**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, Trustee of The 204 Douglas 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. 2 of the resubdivision of Lots Nos. 81 and 82 on the Plan of the Benedict Land Co.'s Subdivision of the Lindsley Tract. The said resubdivision is of record in Book 4470, page 38, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 60.35 feet on the southerly margin of Douglas Avenue and runs back between lines 131.49 feet on the westerly side and 131.50 feet on the easterly side to a dead line in the rear on which it measures 60.35 feet.

Being the same property conveyed to Mitchell Lee Ford and wife Mary Elizabeth Ford, by deed from Nile E. Yearwood, on December 17, 1971, of record in Book 4566, page 906, Register's Office for Davidson County, Tennessee. And further conveyed to Mary Elizabeth Ford by Final Decree of Divorce from Mitchell Lee Ford of record in Book 9385, page 843, 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 44703, page 38, Register's Office Davidson County, Tennessee.

This is improved property known as: **204 Douglas Avenue, Nashville, TN 37207**

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 10, 2013.

Mary Ford
Mary Elizabeth Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mary Elizabeth Ford** 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 10, 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 atfached 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