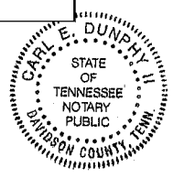
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/13 15:28 2 pgs
Fees:13.00 Taxes:407.00
20130722-0075770



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, $110,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of July, 20 13

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:
Andrew J. Flanigan	SAME	119-14-0-350.00
5172 Ashley Drive		
Nashville, TN 37211		

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 3118 Kinross Avenue Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andrew J. Flanigan and Katherine A. Flanigan, husband and wife**, 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 First Jordan, FLP, as Trustee of The 3118 Kinross Avenue Trust, by deed from Sharon Cordova Smith, Successor Trustee of The Geraldine M. Potts Revocable Living Trust, on July 2, 2013, of record in Instrument Number 20130709-0071040, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record.

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.

First Jordan, FLP, as Trustee of The 3118 Kinross Avenue Trust

By Dan Lain

STATE OF TENNESSEE
COUNTY OF Robertson

On this the 2nd day of July, 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 3118 Kinross Avenue 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 2nd day of July, 2013.

Amanda Dean

Notary Public
My Commission Expires 1/12/2013

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