WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/13 15:35 2 pgs
Fees:13.00 Taxes:129.50
20130722-0075780

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$35,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 18th day of July, 2013.

Notary Public
My Commission expires: 1-6-14
(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 87 Oriel Avenue Trust	SAME	119-02-0-178.00
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, **Pamela Ann Pippin**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of The 87 Oriel Avenue Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

*Roger Pippin joins in this conveyance to convey any and all marital interest he may have in and to said property.

Being Lot No. 42 and the south or southwesterly one-half of Lot No. 43 on the plan of Glenrose Subdivision, of record in Book 1424, page 142, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the southerly margin of Oriel Avenue at a concrete monument in the north line of Lot No. 42, the same opposite the beginning of a curve into an unnamed 50 foot street; thence with Oriel Avenue, northeasterly around a slight curve, 100.65 feet to a point; thence southeasterly crossing through Lot 43, 223.35 feet, more or less, to a point in the rear line of Lot No. 43; thence with the rear line of said lot southwesterly 57 feet to the corner of Lots Nos. 42 and 43, and continuing with the rear line of Lot No. 42, northwesterly 151.1 feet to the easterly margin of said 50 foot unnamed street; thence with the margin of the same, northwesterly 114.6 feet to the beginning of a curve; thence around said curve, northeasterly 30 feet to the southerly margin of Oriel Avenue, being the point of beginning.

Being the same property conveyed to Annie Mai Massey and James E. Massey, Jr. by deed from Charles W. Oakley and wife, Marchie M. Oakley, of record in Book 2598, page 483, Register's Office for Davidson County, Tennessee. Annie Mai Massey having died, leaving property to James E. Massey by right of survivorship. And being the same property received by Pamela Ann Pippin under Will of James E. Massey, Jr. of record in the Probate Court of Nashville, Davidson County, Tennessee at Cause No. 97P-805. Property conveyed to Pamela Ann Pippin by deed from Pamela Ann Pippin, Executrix of the Estate of James E. Massey of record in Book 10718, page 626, said Register's Office.

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 $1,810.43 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 119-02-0-178.00.
- Subject to all matters as shown on the Plan of record in Book 1424, page 142, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1785, page 365; and Book 1811, page 606, Register's Office for Davidson County, Tennessee.

This is improved property known as: **87 Oriel Avenue, Nashville, TN 37210**

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 18, 2013.

Pamela Ann Pippin

Roger Pippin

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Pamela Ann Pippin and Roger Pippin,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 18, 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