BILL GARRETT, Davidson County
Trans:T20130064322 DEEDWARR
Recvd: 07/29/13 09:23 2 pgs
Fees:13.00 Taxes:144.30
20130729-0078286

WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
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, **$39,000.00.**

Diane L. Gregory
Affiant

Subscribed and sworn to before me this 26 day of July, 2013

Sandy Balent
Notary Public
My Commission expires: 1-9-16
(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:
Barry A. Brewer	SAME	119-02-0-178.00
P.O. Box 1615		
Hendersonville, TN 37077	,	

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 87 Oriel Avenue Trust**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Barry A. Brewer and William E. Brewer, as tenants in common with right of survivorship.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

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 First Jordan, FLP, as Trustee of the 87 Oriel Avenue Trust, by deed from Pamela Ann Pippin, of record in Instrument Number 20130722-0075780, Register's Office for Davidson County, Tennessee.

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 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 26, 2013.

First Jordan, FLP, as Trustee of the 87 Oriel Avenue Trust

By Dan Lain
General Partner

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this the 26th 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 87 Oriel 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 26th day of July, 2013.

Amanda Dean

Notary Public
My Commission Expires 10/26/2013

