WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/01/13 15:53 2 pgs
Fees:13.00 Taxes:59.20
20130801-0080468

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, **$16,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 29th 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 206 30th Street Trust	SAME	053-12-0-143.00 and 053-12-0-142.00
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, **Janice E. Dorris**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of The 206 30th Street Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lots Nos. 3 and 4 of block 7 on the plan of Dabbs and Elliott's Subdivision No. 1, of record in Book 547, page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lots Nos. 3 and 4 front 50 feet each on the easterly side of 30th Street and run back between parallel lines 144 feet to an alley.

Being the same property conveyed to Janice E. Dorris, by deed from Marian E. Hancock, on September 19, 1995, of record in Book 9820, page 553, Register's Office for Davidson County, Tennessee. And to Janice E. Dorris, by deed from A.L. Hancock, on September 19, 1995, of record in Book 9820, page 555, 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 547, page 97, Register's Office Davidson County, Tennessee.
- Demolition Order by Metroppolitan Government of Nashville and Davidson County of record in Instrument Number 20130117-0005643, Register's Office for Davidson County, Tennessee.

This is improved property known as: **206 30th Street and Lot, Old Hickory, TN 37138**

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 29, 2013.

Janice E. Dorris
Janice E. Dorris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Janice E. Dorris** 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 29, 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.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY