WARRANTY DEED

HALE. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/21/13 12:31 3 pgs
Fees:18.00 Taxes:425.50
20130821-0088188

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$115,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 16th day of August, 2013.

Notary Public
My Commission expires: 7/6/15
(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 1426 Rosebank Avenue Trust	SAME	084-01-0-013.00
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, **Linda Marie Adcock, Executrix for The Estate of Annie Mary Shelton, and Donald Griffin Shelton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of The 1426 Rosebank 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. 22 on the plan of Dugger Heights No. Two, of record in Book 1424, page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 22 fronts 70 feet on the west side of Rosebank Avenue and runs back between lines, 244.8 feet on the north line and 242.2 feet on the south line, to a dead line in the rear on which it measures 70 feet.

Being the same property conveyed to Freeman R. Shelton and wife Mabel S. Shelton by deed from T.B. Martin and wife, Irene Y. Martin on December 1, 1950 of record in Book 1914, page 223, Register's Office for Davidson County, Tennessee. Mabel S. Shelton having died leaving property to Freeman R. Shelton by right of survivorship. Further conveyed to James R. Omer, Trustee by deed from Freeman R. Shelton and further to create an estate by the entirety to Freeman R. Shelton and wife, Annie Mary Shelton of record in Book 4235, page 564, said Register's Office. And further conveyed to Mary Ann Reese, Trustee to re-convey unto Freeman R. Shelton and wife Annie Mary Shelton to create a tenancy in common of record in Book 5838, page 108, said Register's Office. Freeman R. Shelton died on May 14, 1994 leaving property to Annie Mary Shelton as per last will and testament admitted to Probate at Cause No. 96P1833, Probate Court, Davidson County, Tennessee. Said will stating that upon the death of Annie Mary Shelton, Freeman R. Shelton's interest to pass to his son, Donald Griffin Shelton. Annie Mary Shelton died on April 13, 2013, a resident of Davidson County, Tennessee. Her last will and testament was admitted to probate by the Probate Court of Davidson County, Tennessee on June 26, 2013 at Cause No. 13P1113. Linda Marie Adcock qualified as Executrix of the Estate of Annie Mary Shelton.

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 135, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1786, page 289: Book 4235, page 564; Book 975, page 263; Book 967, page 783; Book 954, page 388; Book 975, page 214; and book 975, page 204, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1426 Rosebank Avenue, Nashville, TN 37206**

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 August 16, 2013.

The Estate of Annie Mary Shelton

Linda Marie Adcock
By Linda Marie Adcock, individullay and as Executrix of the Estate of Annie Mary Shelton

Dixie Lee Whitehead by Linda M. Adcock, as attorney-in-fact
Dixie Lee Whitehead by Linda M. Adcock, as attorney-in-fact

Donald Griffin Shelton
Donald Griffin Shelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Linda Marie Adcock and Donald Griffin Shelton,** 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.

* individually and as Executrix of The Estate of Annie Mary Shelton

WITNESS my hand and Official Seal at office this August 16, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Linda M. Adcock, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Dixie Lee Whitehead, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Dixie Lee Whhitehead, the bargainor(s), by the said Linda M. Adcock, as Attorney-in-Fact.

WITNESS my hand and seal, this 16th day of August, 2013.

NOTARY PUBLIC My Commission Expires: 7/6/15

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 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, Carl E. Dunphy, II, 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: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE