WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/13 15:40 2 pgs
Fees:13.00 Taxes:88.80
20130905-0094046

HAL E. WILSON, III
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, $24,000.00.

Affiant

Subscribed and sworn to before me this 5th day of September, 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 2761 Old Matthews Road Trust	SAME	059-12-0-002-00
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, **Sandra Chumney, as Conservator for the Estate of Martha N. Winfrey,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **First Jordan, FLP, as Trustee of The 2761 Old Matthews Road 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. 242 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, Page 45, 46, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more particular description.

Being the same property conveyed to Martha N. Winfrey, unmarried from Jones Homes, Inc., a Tennessee Corporation by Warranty Deed on August 27, 1973, of record in Book 4742, Page 776, Register's Office for Davidson County, Tennessee. Sandra Chumney was appointed as Conservator of the Estate of Martha N. Winfrey at Cause No 10P1581, Seventh Circuit Court of 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 Plat Book 4460, Pages 45 and 46, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4551, Page 440, Register's Office for Davidson County, Tennessee.

This is improved property known as: 2761 Old Matthews Road, Nashville, TN 37207

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 September 5, 2013.

Sandra Chumney as conservator for the Estate of Martha N. Winfrey

Sandra Chumney Conservator

By Sandra Chumney, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sandra Chumney** 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 September 5, 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 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.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY