WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/08/13 15:45 3 pgs
Fees:18.00 Taxes:690.05
20131008-0105838

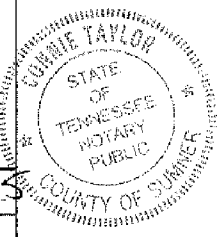
STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $186,500.00.

Affiant

Subscribed and sworn to before me this 24 day of Sept 2013

Notary Public
My Commission expires: 9/21/2015
(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:
Leslie K. Arms	New Owner	071-16-0-243.00
1203 N 7th Street		
Nashville, TN 37207		

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 for the 1203 N. 7th Street Trust** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Leslie Arms and Derek Arms, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lots Nos. 245 and 246 on the plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lots Nos. 245 and 246 front together 60 feet on the easterly side of North Seventh Street and run back between parallel lines 165 feet to an alley in the rear and measures 60 feet thereon.

Being the same property conveyed to First Jordan, FLP, as Trustee for the 1203 N. 7th Street Trust, from The Estate of Thelma Dean Lee, by deed on November 5, 2012, of record in Instrument Number 20121115-0105493, 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 421, page 12, Register's Office Davidson County, Tennessee.

This is improved property known as: **1203 N 7th Street, 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 24, 2013.

First Jordan, FLP, as Trustee for the 1203 N. 7th Street Trust

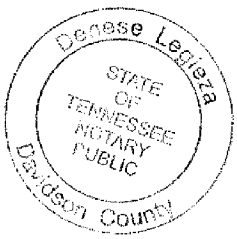
By Dan Lain

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 24th day of September, 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 1203 N 7th Street 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 24th day of September, 2013.

Notary Public
My Commission Expires 7/3/17



True Copy Certification

I, Connie Taylor, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ROBYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 2/21/2017

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067