BILL GARRETT, Davidson County
Trans:T20130108087 DEEDWARR
Recvd: 12/31/13 13:44 6 pgs
Fees:33.00 Taxes:1036.00

20131231-0131265

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JTG-13-118

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
STJ, LP	New Owner	
(NAME)	(NAME)	26-43.00
2210 North Gallatin Road		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **NEIL T. JORDAN AND ELIZABETH A. JORDAN AND ROSEMARY J. VENTRESS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STJ, LP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT ONE:
BEING PARTS OF LOTS NOS. 9 AND 10 ON THE PLAN OF A.L. MOORE'S SUBDIVISION OF BILTMORE, AS OF RECORD IN BOOK 421, PAGE 6, REGISTER'S OFFICE FOR SAID COUNTY, BEING LOT NO. 8 ON THE PLAN OF H.T. CURTIS' SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY W.F. BRANCH, SURVEYOR, APRIL 1951, AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF CURTIS STREET AT THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO W.D. TIDWELL, JR., AND WIFE, BY DEED FROM H.T. CURTIS AND WIFE, OF RECORD IN BOOK 1976, PAGE 239, SAID REGISTER'S OFFICE, BEING THE CORNER OF LOTS NOS. 7 AND 8; THENCE WITH THE LINE BETWEEN TWO LOTS NORTH 48 DEGREES 09' EAST 376.5 FEET, BEING TIDWELL'S NORTHEAST CORNER; THENCE NORTH 28 DEGREES 10' WEST 115 FEET TO SOUTHERLY MARGIN OF A 50 FOOT PROPOSED ROADWAY; THENCE WITH SAME SOUTH 72 DEGREES WEST 375 FEET TO THE EASTERLY MARGIN OF CURTIS STREET; THENCE WITH THE SAME SOUTH 20 DEGREES 40' EAST 268 FEET TO THE BEGINNING.

TRACT TWO:
LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY CHARLES DEWAYNE CALDWELL, TENNESSEE LAND SURVEYOR LICENSE NO. 614, DATED MAY 12, 1993, AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF LIBERTY LANE AND THE SOUTHWEST CORNER OF THE JORDAN FAMILY TRUST PROPERTY, AS OF RECORD IN BOOK 8865, PAGE 682, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING SAID RIGHT OF WAY, NORTH 71 DEGREES 33 MINUTES 21 SECONDS EAST 376.00 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF CURTIS AVENUE AND THE EASTERLY REAR LINE OF THE JORDAN FAMILY TRUST PROPERTY; THENCE WITH SAID REAR LINE, SOUTH 28 DEGREES 00 MINUTES 00 SECONDS EAST, 12.37 FEET TO AN EXISTING NAIL IN PIPE; THENCE SOUTH 72 DEGREES WEST 375 FEET (BY DEED) 376 FEET CALCULATED TO THE POINT OF BEGINNING (BEING AN EXISTING IRON PIPE).

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM THE ESTATE OF THOMAS M. JORDAN III, ELIZABETH A. JORDAN, EXECUTOR AS TO ONE-HALF (1/2) OF GRANTOR'S UNDIVIDED INTEREST, AS TENANT-IN-COMMON TO ELIZABETH A. JORDAN AND ONE-HALF (1/2) OF GRANTOR'S UNDIVIDED INTEREST AS TENANT-IN-COMMON TO ROSEMARY J. VENTRESS AS RECORDED ON THE 6TH DAY OF FEBRUARY, 2001 IN INSTRUMENT NO. 20010206-0011779; QUITCLAIM DEED FROM JAMES A. JORDAN TO NEIL T. JORDAN AND THOMAS M. JORDAN, III, IN EQUAL SHARES AS TENANTS-IN-COMMON AS RECORDED ON THE 1ST DAY OF JULY, 1996 IN DEED BOOK 10106, PAGE 296; QUITCLAIM DEED FROM JORDAN FAMILY TRUST U/W/O GERTRUDE A. JORDAN, FIRST AMERICAN NATIONAL BANK, N.A., SUCCESSOR TRUSTEE OF THE JORDAN FAMILY TRUST U/W/O GERTRUDE A. JORDAN TO NEIL T. JORDAN, THOMAS M. JORDAN AND JAMES A. JORDAN, AS TENANTS-IN-COMMON AS RECORDED ON THE 2ND DAY OF MAY, 1996 IN DEED BOOK 10037, PAGE 485; QUITCLAIM DEED FROM WAL-MART STORES, INC. TO THE JORDAN FAMILY TRUST AS RECORDED ON THE 26TH DAY OF APRIL, 1996 IN DEED BOOK 10028, PAGE 665; WARRANTY DEED FROM STJ, L.P.A. TENNESSEE LIMITED PARTNERSHIP

TO THE JORDAN FAMILY TRUST AS RECORDED ON THE 16TH DAY OF FEBRUARY, 1993 IN DEED BOOK 8865, PAGE 682 AND PART OF WARRANTY DEED FROM THOMAS FRANCIS DISKIN ET UX, YANIQUE DISKIN TO DALTON DEVELOPMENT CORPORATION, A TENNESSEE CORPORATION AS RECORDED ON THE 22ND DAY OF AUGUST, 1988 IN DEED BOOK 7633, PAGE 189, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) INSTRUMENTS OF RECORD IN BOOK 421, PAGE 6; COVENANT RUNNING WITH THE LAND IN BOOK 4079, PAGE 368; EASEMENT FOR SANITARY SEWERS OF RECORD IN BOOK 7477, PAGE 734 AND BOOK 8486, PAGE 366; EASEMENT TO ELECTRIC POWER COMPANY OF RECORD IN BOOK 1021, PAGE 256; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 8275, PAGE 960 AND BOOK 7946, PAGE 836; EASEMENT FOR ACCESS OF RECORD IN INSTRUMENT NO. 20131001-0103032; GRANT OF EASEMENT OF RECORD IN INSTRUMENT NO. 20120104-0000586; PCS SITE AGREEMENT AS OF RECORD IN BOOK 11484, PAGE 684, SITE DESIGNATION SUPPLEMENT OF RECORD IN INSTRUMENT NO. 20050609-0065974 AND ASSIGNMENT OF LEASE OF RECORD IN INSTRUMENT NO. 20120104-0000587; AFFIDAVIT OF FACTS RELATED TO TITLE RECORDED IN INSTRUMENT NO. 20051019-0125885, SAID REGISTER'S OFFICE; B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **118 Liberty Lane Madison, Tennessee 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 26th day of December, 2013.

Neil T. Jordan

Neil T. Jordan

Elizabeth A. Jordan

Rosemary J. Ventress

STATE OF GA.
COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Neil T. Jordan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26 of December 2013.

Notary Public

My Commission Expires: October 28, 2017

(SEAL)

NOTARY PUBLIC FULTON COUNTY, GEORGIA

De 12/3/13

TO THE JORDAN FAMILY TRUST AS RECORDED ON THE 16TH DAY OF FEBRUARY, 1993 IN DEED BOOK 8865, PAGE 682 AND PART OF WARRANTY DEED FROM THOMAS FRANCIS DISKIN ET UX, YANIQUE DISKIN TO DALTON DEVELOPMENT CORPORATION, A TENNESSEE CORPORATION AS RECORDED ON THE 22ND DAY OF AUGUST, 1988 IN DEED BOOK 7633, PAGE 189, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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This is
( ) unimproved
(X) improved
property known as **118 Liberty Lane Madison, Tennessee 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 26th day of December, 2013.

Neil T. Jordan

Elizabeth A. Jordan

Rosemary J. Ventress

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Neil T. Jordan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ of December 2013.

Notary Public

My Commission Expires:

(SEAL)

STATE OF TEXAS
COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth A. Jordan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of December 2013.

Notary Public

My Commission Expires:

(SEAL)

AARON A. AGUIRRE
Notary Public
STATE OF TEXAS
My Comm. Exp. 09-23-14

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rosemary J. Ventress, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ of December 2013.

Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

TO THE JORDAN FAMILY TRUST AS RECORDED ON THE 16TH DAY OF FEBRUARY, 1993 IN DEED BOOK 8865, PAGE 682 AND PART OF WARRANTY DEED FROM THOMAS FRANCIS DISKIN ET UX, YANIQUE DISKIN TO DALTON DEVELOPMENT CORPORATION, A TENNESSEE CORPORATION AS RECORDED ON THE 22ND DAY OF AUGUST, 1988 IN DEED BOOK 7633, PAGE 189, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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This is
( ) unimproved
(X) improved
property known as 118 Liberty Lane Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 26th day of December, 2013.

Neil T. Jordan

Elizabeth A. Jordan

Rosemary J. Ventress

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Neil T. Jordan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ of December 2013.

Notary Public

My Commission Expires:

(SEAL)

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth A. Jordan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ of December 2013.

_____
Notary Public

My Commission Expires:

(SEAL)

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rosemary J. Ventress, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 of December 2013.

_____
Notary Public

My Commission Expires:

(SEAL)

ROBERT CHRISTIAN
Notary Public
Cobb County
State of Georgia
My Commission Expires Aug 9, 2014

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212