WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE, SUITE 105
ROCKVILLE, MD 20852
2017-10-202
INSTRUMENT WAS PREPARED BY*:
CHARLES C DRENNON III, ATTORNEY AT LAW
999 S. SHADY GROVE RD., SUITE #300
MEMPHIS, TN 38120

Bill Garrett Davidson County
Batch# 47798 DEEDWARR
01/16/2018 01:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180116-0004490

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, (We, **JOSEPH JORDAN AND WIFE, MARGARET N. JORDAN (BEING ONE AND THE SAME PERSON AS MARGARET H. JORDAN)**, the Grantors herein, have bargained and sold and do hereby grant, bargain, sell, convey and confirm unto **JOSEPH JORDAN AND MARGARET N. JORDAN, HUSBAND AND WIFE**, AS TENANTS BY THE ENTIRETY, the following described land in DAVIDSON County, TENNESSEE, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 100 ON THE PLAN OF SECTION TWO BOONE TRACE AT BILTMORE OF RECORD IN BOOK 9700, PAGES 316 AND 317, AS CORRECTED IN BOOK 10995, PAGE 618, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH JORDAN AND WIFE, MARGARET H. JORDAN (A SCRIVENER'S ERROR TYPED HER MIDDLE INITIAL INCORRECTLY AS "H" INSTEAD OF "N"), BY WARRANTY DEED DATED MARCH 23, 2007 AND RECORDED MARCH 26, 2007 AS INSTRUMENT NO. 20070326-0035760 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, .

Tax Parcel ID #/APN: 126 15 0 A 081.00 CO
Property Address: 7948 BOONE TRACE, NASHVILLE, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantors, for themselves and their heirs, hereby covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of the above-described property; that they have a good right to convey; that the above-described property is free from all encumbrances except those of record; and that Grantors and their heirs and assigns will forever warrant and defend title to all of the above-described property so granted to Grantees, their heirs and assigns, against every person lawfully claiming the same or any part thereof.

*NO REPRESENTATION OR OPINION IS MADE OR RENDERED BY THE PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY.

WITNESS the hands and seal of said Grantors this 4th day of Jan., 2018.

JOSEPH JORDAN

MARGARET N. JORDAN

STATE OF TENNESSEE)
) SS.
COUNTY OF Davidson)

On this 4th day of Jan., 2018, before me personally appeared **JOSEPH JORDAN AND MARGARET N. JORDAN**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Notary Public
My Commission Expires: Nov-8, 2021

Name and Address of Owner:
Joseph Jordan and Margaret N. Jordan
7948 Boone Trace
Nashville, TN 37221

Mail Tax Bills To:
Joseph Jordan and Margaret N. Jordan
7948 Boone Trace
Nashville, TN 37221

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV.8, 2021

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Margaret N. Jordan
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn before me this 4th day of Jan, 20 18.

(Seal)

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

True Copy Certification

I, Victoria Robinson, 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 Maryland
County of Montgomery

Personally appeared before me, Melinda Alban, a notary public for this county and state, Victoria Robinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 01/05/2020

Melinda Alban
NOTARY PUBLIC
Carroll County, Maryland
My Commission Expires: 1/5/2020