WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-30-04

(AFFIX SEAL)

NOTARY PUBLIC WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Davidson County DEEDWARR
Recvd: 07/02/04 10:56 2pgs
Fees:13.00 Taxes:340.03

20040702-0079111

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
204 Rivergate Parkway
Goodlettsville, Tennessee 37072

H-1625

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery David Jordan	Wilmington Finance, a division of AIG ~~Jeffery David Jordan~~ Federal Savings Bank	053-16-0 066.00
(NAME)	401 Plymouth (NAME) Road, Suite 400	
323 Pitts Avenue	~~323 Pitts Avenue~~	
(ADDRESS)	Plymouth Meeting, PA 19462 (ADDRESS)	
Old Hickory, TN 37138	~~Old Hickory, TN 37138~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Andrew J. Gammon and wife, Jessie Gammon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffery David Jordan, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT of land, being the southerly remainder of the Robert J. Cole and wife, Annie Louis Cole, as recorded in Deed Book 2811, Page 571, situate in the 4th Civil District of Davidson County, Tennessee, and described according to an unrecorded survey by John D. McCormick-RLS #674, Dated November 14, 2003, as follows:

BEGINNING at an iron pin in the northerly corner of Pitts Avenue, said point being the southwest corner of the John H. Garner property recorded in Deed Book 7627, page 281, and being the southeast corner of the property herein described; thence along the northerly margin of Pitts Avenue N 64° 38' 44" W a distance of 62.5 feet to an iron rod; thence N 28° 34' E a distance of 352.78 feet to an iron rod in the Lakewood Park Property; thence along the Lakewood Park Property S 63° 54' 19" E a distance of 62.3 feet to an iron rod; thence S 28° 32' 26" W a distance of 351.97 feet to the point of beginning and containing 0.504 acres, more or less.

Being the same property conveyed to Andrew J. Gammon and wife, Jessie Gammon by Warranty Deed from Ivarene Allen, as Executrix and Trustee for the Estate of Robert J. Cole, dated November 24, 2003, of record in Instrument No. 20031126-0171834, Register's Office for Davidson County, Tennessee; being further conveyed to Andrew J. Gammon and wife, Jessie Gammon by QuitClaim Deed of record in Instrument No. 20040702-0079110, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 323 Pitts Avenue, Old Hickory, TN 37138

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 28th day of June, 2004.

Andrew J. Gammon

Jessie Gammon

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew J. Gammon and wife, Jessie Gammon the bargainor(s), with whom I am personally acquainted for 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 at Hermitage, Tennessee, this 28th day of June, 2004.

Commission Expires: 11-25-07

Notary Public

ROBERTSON COUNTY TENN
NOTARY PUBLIC AT LARGE
DARLENE SHORT

RETURN TO:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027