WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **9TH DAY OF NOVEMBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: **November 24, 2004.**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Cashman	**SouthStar Funding, LLC**	**149-02-0-b-024.00 CO**
(NAME)	(NAME)	
656 Piccadilly Row	**400 Northridge, Suite 1000**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Atlanta, GA 30350**	
(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, **Scott Clemons and Monica Clemons**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Cashman**, 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:

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Piccadilly Square, Phase II of record in Plat Book 6250, Pages 92, 93, and 94, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Grantors by deed being recorded in Instrument 20030409-0047464, said Register's Office.

This instrument is executed on behalf of **Scott Clemons and Monica Clemons** by J.J. Love as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No's 20051114-0137533 20051114-0137534 the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **656 Piccadilly Row, Antioch, TN 37013**

(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.

Davidson County DEEDWARR
Recvd: 11/14/05 15:29 2 pgs
Fees:13.00 Taxes:518.00
20051114-0137535

Witness **my/our hand(s)** this **9th day of November, 2005**.

Scott Clemons by J.J. Love Atty-in-fact
Scott Clemons
By J.J. Love as his Attorney in Fact

Monica Clemons by J.J. Love Atty-in-fact
Monica Clemons
By J.J. Love as his Attorney in Fact

State of Tennessee County of Davidson

On this 10th day of November, 2005 before me personally appeared J.J. Love, the person who executed the foregoing instrument on behalf of **Scott Clemons and Monica Clemons** , and acknowledged that she executed the same as the free act and deed of the said grantors, through Power of Attorney granted her, by the said **Scott Clemons and Monica Clemons** .

Notary Public

Commission Expires: 11/24/05

NOTARY PUBLIC AT LARGE