Box 13 # 11602

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) 72509

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title & Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Marie Mooneyham (NAME)	Countrywide Home Loans (NAME)	96-05-0/121.00
2815 Colonial Circle (ADDRESS)	3011 ARMORY DR., Ste 120 (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN. 37204 (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, **Erin Elizabeth Potts, nka *[illegible] and husband, Michael Kavanaugh**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda Mooneyham, 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: * ERIN ELIZABETH POTTS KAVANAUGH

Being Lot No. 50 on the plan of Colonial Village of record in plat book 1424, page 58 Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Erin Elizabeth Potts from Archie F. Potts an wife Hollie H. Potts by Deed dated August 9th, 2001 of record in Instrument No. 200108150087952 Register's Office of Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Plat Book 1424, page 58 Register's Office of Davidson County, Tennessee.

The 2006 County and City Taxes have been prorated between the parties.

Subject to any and all zoning regulation, building restrictions and setback lines if any easements and rights or way for public utilities.

Michael Kavanaugh joins in this conveyance to convey any and all marital rights he may have in the subject property.

unimproved ☐

This is improved ☒ property, known as 2815 Colonial Circle, Nashville, TN 37214
(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 2 day of June 2006.

Erin Elizabeth Potts Kavanaugh

Michael Kavanaugh

Davidson County DEEDWARR
Recvd: 06/21/06 12:04 2 pgs
Fees:13.00 Taxes:455.10

20060621-0074114

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 Erin Elizabeth Potts Kavanaugh and Michael Kavanaugh the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of June, 2006.

Commission expires: 3/15/09

Notary Public

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO., TN