WARRANTY DEED



STATE OF TN.
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 7/25/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

BOX 13
11854

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Jordan	Christopher Jordan	104-15-309
(NAME)	(NAME)	
2513 West Linden Ave.	12 Music Cir South	
(ADDRESS)		
Nashville, TN 37212	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

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, Robert B. Potter and wife, Rachel Swann Potter HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Christopher Jordan and wife, Amy Jordan, 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:

Being the easterly half of Lot No. 39 on the Plan of Blair Subdivision, recorded in Book 332, Page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Part of Lot No. 39 fronts 50 feet on the southerly side and West Linden Avenue and extends back 192 feet on the side lines to a near line measuring 50 feet thereon.

Being the same property conveyed to Robert B. Potter, unmarried, by deed of record in Instrument No. 20030602-0074828, Register's Office for Davidson County, Tennessee.

Rachel Swann Potter joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

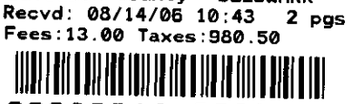
unimproved ☐

This is improved ☒ property, known as 2513 West Linden Ave., Nashville, TN 37212

(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: 08/14/06 10:43 2 pgs
Fees:13.00 Taxes:980.50



20060814-0099709

Witness my hand this 31st day of July, 2006.

Robert B. Potter

Rachel Swann Potter

STATE OF North Carolina

COUNTY OF Iredell

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert B. Potter and Rachel Swann Potter 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 purpose therein contained.

Witness my hand and official seal at Huntersville North Carolina this.

Commission expires: 10/1/2006

Notary Public

OFFICIAL SEAL
Notary Public, North Carolina
JOSEPH GUERRERO
IREDELL COUNTY
My Commission Expires October 1, 2006