WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-23-2009

(AFFIX SEAL)

WILSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC PATRICIA M. GWIN

Davidson County DEEDWARR
Recvd: 12/03/07 09:57 2 pgs
Fees:13.00 Taxes:717.80

20071203-0139565

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan C. Cavitt and wife, Nina M. Cavitt	Bank of the South	MAP 73-3
(NAME)	(NAME)	
2841 McGavock Pike	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	551 N. Mt. Juliet Road Mt. Juliet, Tennessee 37122	PARCEL 57.00
(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, Steve Rainey, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jonathan C. Cavitt and wife, Nina M. Cavitt, 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 Lot No. 164 on the Plan of Sutherland Heights, Section IV, as shown of record in Plat Book 2854, Page 43, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steve Rainey by deed from Stephan Randall Murray and Thomas Anthony Murray filed of record in Instrument No. 20070202-0013752, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 2854, Page 43, Register's Office of Davidson County, Tennessee.

Subject to a sewer and drainage easement in favor of the Metropolitan Government as shown of record in Book 7586, Page 455, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2841 McGavock Pike, 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 my hand this 30th day of November, 2007.

Steve Rainey

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Steve Rainey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 30th day of November, 2007.
Commission expires: May 3, 2010

Delaina .D Scoby Notary Public

