WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF FEBRUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/19/2013

(AFFIX SEAL)

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
215 2ND Ave North, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shaun Cavanaugh	Ameris Bank	081-15-0-142
(NAME) 1809 Underwood Street	(NAME) 305 South Main St.	
(ADDRESS) Nashville, TN, 37208	(ADDRESS) Moultrie, GA 31768	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Lamont Jordan,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shaun Cavanaugh,** *unmarried* HEREINAFTER CALLED THE GRANTEE(S), 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(s) 49, as shown on the map entitled J.M. Harding's Addition to Nashville fronting 50 feet on the south side of Underwood Street and running back between parallel lines 1560 feet to an alley, of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LAMONT JORDAN, by deed from ALBERT B. MORRISON, of record as Instrument No. 20111107-0086860, dated November 4, 2011, said Register's Office.

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.

BILL GARRETT, Davidson County
Trans:T20130014875 DEEDWARR
Recvd: 02/22/13 09:15 2 pgs
Fees:13.00 Taxes:399.60
20130222-0017792

Executed by my/our hand(s) this 15th Day of February, 2013.

Lamont Jordan, Seller

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 Lamont Jordan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 15th Day of February, 2013.

My Commission Expires: 01/09/2016

Notary Public

JENNIFER CHANDLER COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Please return to
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