BILL GARRETT, Davidson County
Trans:T20130085998 DEEDWARR
Recvd: 10/04/13 11:06 2 pgs
Fees:13.00 Taxes:722.61
20131004-0104482

WARRANTY DEED

SR13-2403

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$400,500.00~~ $195,300.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-24-17
(AFFIX SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Graham Waks	Ameris Bank (NAME)	
2403 Barclay Drive	1800 Parkway Place, Ste. 820	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Marietta, GA 30067	083-11-089.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SHILO ANDERS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GRAHAM WAKS, MARK WAKS AND AND ANDREA WAKS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 48 on the Plan of Eastland Acres, Section I, of record in Plat Book 2133, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shilo Anders by Deed from John Richardson Dean, married and Edna Rideout, married of record in Instrument No. 20110401-0025161, Register's Office for Davidson County, Tennessee, dated March 16, 2011 and recorded on April 1, 2011.

This conveyance is subject to A) Property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 2133, page 103, Book 2284, page 612, Book 2335, page 331, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2403 Barclay Drive, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of September, 2013.

Shilo Anders

STATE OF Tennessee
COUNTY OF Davidson

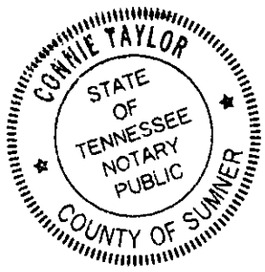
On this the 30th day of September, 2013, before me personally appeared Shilo Anders, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of September, 2013.

Notary Public

My Commission Expires: 9/21/2015

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton l
Franklin, TN 37067
Phone: (615)599-9959