BILL GARRETT, Davidson County
Trans:T20140035462 DEEDWARR
Recvd: 05/21/14 11:00 2 pgs
Fees:13.00 Taxes:940.06
20140521-0043749

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Andrew S. R. McDowell	New Owner	08203014900
6315 E. Valley Road		
Nashville, TN 37205		

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205. #14640 Box 26b

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Lamont Jordan (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Andrew S. R. McDowell, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 91, DR. V.S. LINDSLEY'S ADDITION TO EDGEFIELD, NOW EAST NASHVILLE, as shown on plat of record in Plat Book 57, Page 25, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lamont Jordan by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, recorded on the 17th day of July, 2012 in Instrument No. 20120717-0062650, see also Default Judgment out of the Chancery Court for Davidson County, Tennessee, Case No: 12-1113-11, recorded in Instrument No. 20130712-0072164, in the Register's Office of Davidson County, Tennessee. A Default Judgment and Quiet Title was entered on June 28, 2013 in favor of Lamont Jordan. The above described real property is not the homestead of Lamont Jordan and never has been and is investment property owned by Lamont Jordan.

This is improved real property located on 830 Stockell Street, Nashville, Tennessee 37207.

This conveyance is subject to the following:

1. Taxes for the year 2014 for Davidson County, Tennessee.
2. Matters shown on the plat of DR. V.S. Lindsley's Addition to Edgefield, Now East Nashville, as recorded in Plat Book 57, Page 25, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $254,069.00.
(
(Affiant
(Subscribed and sworn to before me
(this 14 day of May, 2014.
(
(My Commission Expires: Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever. Witness my hand this 19th day of May, 2014.

Lamont Jordan

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Lamont Jordan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, executed the foregoing and who acknowledged that he executed the same the foregoing instrument for the purposes herein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 19th day of May, 2014.

My Commission Expires: Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017