WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150009575 DEEDWARR
Recvd: 02/06/15 13:13 2 pgs
Fees:13.00 Taxes:407.00
20150206-0011366

Y-FH-15-812

STATE OF TENNESSEE
COUNTY OF DAVIDSON

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/21/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary C. Jackson	**Ameris Bank**	
(NAME) **812 Due West Avenue**	(NAME) **1800 Parkway Place, Ste 820**	**051-01-0-026.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Marietta, GA 30067**	
(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, I/we **WINSTON CALDWELL AND MICHELLE CALDWELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARY C. JACKSON, SINGLE WOMAN,** 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. 32 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of said County, and described according to a copy of a survey thereof made by H.R. Swann, Jr., Surveyor, dated April 20, 1947 as follows:

Beginning at a point in the north margin of Due West Avenue at the corner of Lots Nos. 31 and 32; thence with the line between said lots, northerly 500 feet to a point; thence easterly 151.02 feet to the corner of Lots 32 and 33; thence with the line between said lots, southerly 500 feet to the north margin of Due West Avenue; thence with the margin of the same, westerly 100.07 feet to the beginning.

Being the same property conveyed to Winston Caldwell and Michelle Caldwell, Husband and wife by Warranty deed from Emma L. Samadi and husband, Ali Samadi of record in Instrument No. 20051121-0139998 Register's Office for Davidson County, Tennessee, dated November 14, 2005 and recorded on November 21, 2005.

This conveyance is subject to:
- Taxes for the year 2015.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 7878, page 486.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **812 Due West Avenue, Madison, Tennessee 37115**.

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 the 2nd DAY OF FEBRUARY, 2015.

Winston Caldwell

Michelle Caldwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WINSTON CALDWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of February, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE CALDWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of February, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212