WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150045683 DEEDWARR
Recvd: 06/10/15 10:03 2 pgs
Fees: 13.00 Taxes: 159.10
20150610-0054642

Rebecca Campbell
State of Tennessee Notary Public
County of Sumner

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 1/26/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Samantha Kavanagh	New Owner	026-01-0-109.00
(NAME)	(NAME)	
130 Two Mile Pike		
(ADDRESS)	(ADDRESS)	
Goodletsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jo H. Evans,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Samantha Kavanagh and Maricela Bailon Sosa,** 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:

LAND in the 10th, formerly the 20th Civil District of Davidson County, Tennessee, being Lot No. 19 on the Map of Looney's Subdivision at Goodlettsville, TN, not of record, described according to a survey made by J. R. Scott, Surveyor, February 26, 1940, as follows:

BEGINNING on the northeasterly margin of the Goodlettsville Pike at a corner of the property conveyed to W. M. Clark and wife, by Deed from W. C. Moncrief & Company of record in Book 1139, Page 123, Register's Office for said County; thence with the northeasterly margin of said pike southeastwardly 103 feet to the corner of Lots Nos. 19 and 20; thence with the line between said two lots North 51-1/4 degrees East 445 feet; thence North 17 deg. West 116 feet to another corner of said Clark property; thence with the southeasterly line of said Clark property, South 51-1/4 deg. West 506 feet to the beginning.

BEING PART OF the same property conveyed to Jo H. Evans by Quitclaim Deed from Charles E. Evans, dated 10/16/14 and recorded 10/22/14 in Instrument Number 20141022-0097398; and the same property previously conveyed to Charles E. Evans by Final Decree Confirming Sale from Davidson County Clerk & Master, recorded 8/14/12 in Instrument Number 20120814-0072682, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit recorded 5/29/14 in Instrument No. 20150529-0049561, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 130 Two Mile Pike, Goodletsville, TN 37072
(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/our hands this 27th day of May, 2015.

Jo H. Evans

State of Tennessee
County of Sumner

Personally appeared before me Jo H. Evans, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of May, 2015.

Notary Public Rebecca Campbell
My Commission Expires: 1/11/16

File No.: 150558

