BILL GARRETT, Davidson County
Trans:T20160025731 DEEDQC
Recvd: 03/30/16 14:44 2 pgs
Fees:12.00 Taxes:0.00
20160330-0030150

THIS INSTRUMENT WAS PREPARED BY
Eric Sox
7051 Highway 70 South # 315
Nashville TN 37221

NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Glen Gordon Kavanagh Kevin Francis Kavanagh	SAME	136 07 0 041.00
161 Timber Ridge Drive		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Eric Sox, a married man,
AND
George Brandt, a married man,
as joint tenants in common with rights of survivorship,

HEREINAFTER CALLED THE GRANTORS DO HEREBY QUITCLAIM, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Glen Gordon Kavanagh AND Kevin Francis Kavanagh

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOW, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 60 on the Plan of Priest Lake Park, Section II, of record in Book 4175, page 56, 57, and 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Anita S. Deal on 08/21/03, by deed from David R. McCarty and wife, Janie L. McCarty, filed for record on 09/02/03, in Instrument No. 20030902-0127061, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to Eric Sox & George Brandt by deed from Brock & Scott, PLLC, Substitute Trustee, dated March 25th, 2016, of record in Instrument Number 20160329 0029476 Register's Office for Davidson County, Tennessee.

This is investment property only and has never been the residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

Commonly known as: 161 Timber Ridge Drive, Nashville, TN 37217.

Witness my hand this day 29th of March, 2016.

JOE JEFFRIES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 Eric Sox and George Brandt the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of March, 2016.

Commission expires: 5-6-19

Notary Public

For Tennessee Recording Purposes:

State of Tennessee
County of Davidson

As required by TENNESSEE CODE ANNOTATED Section 67-1-409 (a)(6)(A), the undersigned being Grantee, Grantee's agent or a trustee acting for Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the VALUE of the property transferred, WHICHEVER IS GREATER, is -0- (zero)

Sworn and subscribed to before me on this _____, day of _____, 2016.

Affiant:

Commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Samantha Kavanagh **Affiant**
Subscribed and sworn before me this the
30th **Day of** March, **20** 16
S. Chandler, **Deputy Register**