WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160065736 DEEDWARR
Recvd: 08/01/16 10:03 2 pgs
Fees:13.00 Taxes:1091.50
20160801-0078864

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen P. Cavendish	SWBC Mortgage Corporation	11913030500
(NAME)	(NAME)	
308 Timmons Street	9311 San Pedro Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Ste 100 San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jennifer J. Gash, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephen P. Cavendish and Jennifer E. Cavendish, husband and wife,** 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:

A certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:
Being the easterly 1/2 of Lot No. 36 on the Plan of the Tanksley Subdivision, as of record in Book 547, page 56, Register's Office for said County. Said Easterly 1/2 of Lot No. 36 fronts 50 feet on the Northerly side of a 40 Foor Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jennifer J. Gash, unmarried by Warranty Deed from Gary Neal Shanes and Kathleen B. Shanes, husband and wife, filed for record 08/30/2006 in Instrument No. 20060830-0107279, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer J. Gash, unmarried by Warranty Deed from Gary Neal Shanes and Kathleen B. Shanes, husband and wife, filed for record 08/30/2006 in Instrument No. 20060830-0107279, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 308 Timmons Street, Nashville, TN 37211
(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 our hands this 27th day of July, 2016.

Jennifer J. Gash

State of Tennessee

County of Davidson

On this 27th day of July, 2016, before me, a Notary public in and for said County and State, personally appeared Jennifer J. Gash, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public ERNEST D. BENNETT III

My Commission Expires: 7/8/19

ERNEST D. BENNETT, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019