WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/16 08:59 2 pgs
Fees:13.00 Taxes:425.50
20160803-0079951

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$115,000.00.**

Jessica Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF July, 2016

Jennifer Chandler-Cole
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
215 2nd Aveune, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
Kavanagh Properties, LLC	Kavanagh Properties, LLC	147-08-0-233.00
(Name)	(Name)	
5000 Brentwood Ct	5000 Brentwood Ct	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TANYA YVETTE DIXON, A MARRIED WOMAN** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAVANAGH PROPERTIES, LLC** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot(s) 58, as shown on the map entitled Beverly Heights, Section 4, of record in Plat Book 5200, Page 263, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TANYA YVETTE SPENCER, UNMARRIED, by deed from David M. WEILMUENSTER AND WIFE, ABBY K. WEILMUENSTER, of record in Book 9528, Page 792, dated November 15, 1994, said Register's Office. TANYA YVETTE SPENCER HAVING SINCE MARRIED AND NOW KNOWN AS TANYA YVETTE DIXON.

Tanya Yvette Spencer and Tanya Yvette Dixon are one and the same person

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.

Executed by my hand this 29th Day of July 2016.

Tanya Yvette Dixon

Tanya Yvette Dixon

Gary D. Dixon

Gary D. Dixon

Gary D. Dixon is signing to convey any and all marital interest he may have in subject property.

STATE OF Tennessee

County OF Davidson

I,Maxine J. Rucker, a Notary Public for the County of Davidsn and State of Tennessee, do hereby certify that Tanya Yvette Dixon and Gary D. Dixon, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th of July, 2016.

Notary Public

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

My Commission Expires:

(SEAL)

Please return to
Logos Realty Closing Services Inc.
215 2nd Aveune, Suite 200
Nashville, TN 37201

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Jennifer Chandler-Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2020