This Instrument Prepared By:
G. Philip Anderson, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Melissa Y. McGowan et vir
5528 Nevil Pointe
Brentwood, TN 37027

MORTGAGEE:
SWBC Mortgage
9311 San Pedro #100
San Antonio, TX 78216

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

SEND TAX BILL TO:
Mortgagee

Map/Parcel
#171040A07300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Steven P. Kavanaugh and wife, Gina M. Kavanaugh,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Melissa Y. McGowan and Kevin M. McGowan, wife and husband,** 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 Davidson County, Tennessee, being **Lot No. 63 on the Plan of Revision One, Section Two, Brownstone Subdivision**, as shown by plat and survey of record in Plat Book 9700, pages 942 and 943, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steven P. Kavanaugh and Gina M. Kavanaugh by Warranty Deed dated June 15, 2012, from Jonathan Schneider and Rebecca Schneider, husband and wife, of record in Instrument #20120620-0054147, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **5528 Nevil Point, Brentwood, Tennessee 37027.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

BILL GARRETT, Davidson County
Trans:T20170022557 DEEDWARR
Recvd: 03/16/17 13:14 2 pgs
Fees:13.00 Taxes:1402.30
20170316-0025865

WITNESS OUR HANDS, this the **2nd** day of **March, 2017.**

Steven P. Kavanaugh

Steven P. Kavanaugh

Gina M. Kavanaugh

Gina M. Kavanaugh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Steven P. Kavanaugh and Gina M. Kavanaugh,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of March, 2017.

G. Philip Anderson
NOTARY PUBLIC

G PHILIP ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/3/2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $379,000.00.

Steven P. Kavanaugh
AFFIANT

Subscribed and sworn to before me on this 2nd day of March, 2017.

NOTARY PUBLIC

G PHILIP ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3.3.2020

File #17010059