WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/17 11:15 3 pgs
Fees:18.00 Taxes:728.90
20170417-0036812

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $197,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3316B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Patrick M. Kavanagh, Jr.	First Community Mortgage	053-03-0-408.00
1603 Bondurant Street	340 Robert Rose Dr. Ste 101	
Old Hickory, TN 37138	Murfreesboro TN 37129	

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,

TODD GORMAN AND WIFE, MICHELE L. GORMAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PATRICK M. KAVANAGH, JR. AND KELLY D. KAVANAGH, HUSBAND AND WIFE

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Southerly 150 feet of lot No, 25 on the Revised Plan of Section "F" on the Plan of E. I. du Pont de Nemours and Company' s Subdivision, as of record in Book 1424, Page 131, Register' s Office for said County. Said part of lot No. 25 fronts 150 feet on the Easterly side of Bondurant street and extends back 144 feet, more or less, on the Northerly line and 146.3 feet on the Southerly line to a dead line, measuring 150 feet thereon.

Being the same property conveyed to Todd Gorman and wife, Michele L. Gorman by Warranty deed from Debbie V. Sweeney and Sherry Lee Gentry Gafford of record in Instrument No. 20051216-0151400 Register's Office for Davidson County, Tennessee, dated December 16, 2005 and recorded on December 16, 2005. (Value of consideration shown in aforementioned deed $137,000.00.) Being also known as 1603 Bondurant Street Old Hickory, Tennessee 37138.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 131, Register's Office for Davidson County, Tennessee.

Subject to all terms, conditions and easements as set forth of record in Book 626, Page 556, in the Register's Office for Davidson County, Tennessee.

General Permit in favor of Cumberland Telephone & Telegraph Co of record in Book 662, Page 743, in the Register's Office for Davidson County, Tennessee.

Easements Rights of record in Book 1914, Page 474 and modified in Book 2447, Page 151, in the Register's Office for Davidson County, Tennessee.

This is property known as 1603 Bondurant Street, Old Hickory, TN 37138

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 12th day of April, 2017.

Todd Gorman

Michele L. Gorman

STATE OF Florida

COUNTY OF Manatee

Personally appeared before me, a Notary Public of said County and State, TODD GORMAN AND MICHELE L. GORMAN, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of April, 2017.

Notary Public

My Commission Expires: 04/04/2019

ANGELIA BAILEY
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF212869
Expires 4/9/2019

File #: 17-3316B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

