This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Davidson County DEEDWARR
Recvd: 08/07/17 14:31 3 pgs
Fees:18.00 Taxes:662.30
20170807-0080662

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 179,000.00

Jeffrey T Cavanaugh Emily J Cavanaugh BY Jeffrey T Cavanaugh ATTORNEY IN FACT
Affiant Signature

Subscribed and sworn to before me on this the 31st day of July, 2017

Tonya Greer
Notary Public

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission expires 6/19/21

NAME AND ADDRESS OF PROPERTY OWNER:
Rosie Robb
3925 Rock Creek Drive
Antioch, TN 37013-5624
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 17508003400

WARRANTY DEED

17NT00300

Effective the 31st day of July, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JEFFREY T. CAVANAUGH AND WIFE, EMILY J. CAVANAUGH

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ROSIE ROBB, UNMARRIED WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

BEING LOT NO. 37 ON THE PLAN OF HICKORY WOODS SUBDIVISION, SECTION "A", AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 6900, PAGE 511, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY T. CAVANAUGH AND WIFE, EMILY J. CAVANAUGH BY WARRANTY DEED FROM HOLIGAN HOMES TENNESSEE, LTD AS RECORDED 7-6-98 IN BOOK 11007, PAGE 655.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
3925 Rock Creek Dr., Antioch, TN 37013.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 31st day of July, 2017

Jeffrey T. Cavanaugh as himself and as attorney-in-fact for Emily J. Cavannaugh Sat

SEAN HUDDLESTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

Jeffrey T. Cavanaugh

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Jeffrey T. Cavanaugh, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 31st day of July, 2017.

Notary Public

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My commission expires: 6-19-21

Emily J. Cavanaugh By Jeffrey T. Cavanaugh ATTORNEY IN FACT

Emily J. Cavanaugh

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Emily J. Cavanaugh, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 31st day of July, 2017.

Notary Public

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My commission expires: 6-19-21

Certificate of Authenticity

I, Edward A. Cooper, 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, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18.

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY