Bill Garrett Davidson County
Batch# 69541 DEEDWARR
03/15/2018 10:26:31 AM 2 pgs
Fees: $13.00 Taxes: $1,526.25
20180315-0024394

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0252

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,500.00

Affiant

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of March, 2018

Notary Public
Commission Expires: 12/15/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Arin Arens Israel Rodriguez 5528 Nevil Pt Brentwood, TN 37027	New owner	171-04-0A-073.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Melissa Y. McGowan and Kevin M. McGowan, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Arin Arens and Israel Rodriguez, as joint tenants

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 of record in Plat Book 970, Page (s) 942 and 943, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Steven P. Kavanaugh and Gina M. Kavanaugh by Warranty deed from Jonathan Schneider and Rebecca Schneider, husband and wife of record in Instrument No. 20120620-0054147 Register's Office for Davidson County, Tennessee, dated June 15, 2012 and recorded on June 20, 2012.

Being the same property conveyed to Melissa Y. McGowan and Kevin M. McGowan, wife and husband by Warranty deed from Steven P. Kavanaugh and wife, Gina M. Kavanaugh of record in Instrument No. 20170316-0025865 Register's Office for Davidson County, Tennessee, dated March 02, 2017 and recorded on March 16, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5528 Nevil Pt, Brentwood, TN 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 we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8th day of March, 2018.

Melissa Y. McGowan

Kevin M. McGowan

STATE OF North Carolina
COUNTY OF Transylvania

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Melissa Y. McGowan and Kevin M. McGowan

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brevard (CITY), North Carolina (STATE) this 8th day of March, 2018.

Notary Public

My Commission Expires: 11-17 2018

(Notary Seal)

BENJAMIN D. UPTON II
NOTARY PUBLIC
Transylvania County, NC