Karen Y Johnson Davidson County
Batch# 141953 DEEDWARR
09/17/2018 03:04:37 PM 3 pgs
Fees: $18.00 Taxes: $92.50
20180917-0092157

NEW PROPERTY OWNER IS
AND SEND TAX BILLS TO:
MOISES MEDEL SANCHEZ

THIS INSTRUMENT PREPARED BY:
KELLY & SMITH
121/125 PUBLIC SQUARE
GALLATIN, TENNESSEE 37066

SUPERIORREALSTATE LLC @ GMAIL.COM
204 CHERRY ST. MADISON, TN. 37115

MAP AND PARCEL 043-13-0-A-067.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWENTY-FIVE THOUSAND AND NO/100 ($25,000.00) DOLLARS**, cash in hand paid, the receipt of which is hereby acknowledged, I, **EDWARD JOSEPH KAVANAUGH, JR.**, have this day bargained and sold and by these presents do hereby transfer and convey to **MOISES MEDEL SANCHEZ**, his heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

> BEING Apartment Unit Number 6-3 of ROBIN HOOD CONDOMINIUMS Created under Title 64, Section 2701 et seq., as amended, Tennessee code Annotated and as established by a Master Deed of record in Book 5388, page 524, Register's Office for said County reference is hereby to which is hereby made and said Unit being more fully described on the plan of record in Book 5200, page 124, said Registers' Office. Reference is also made to the Charter of Robin Hood Condominium Association, Inc. Of record in Corporation Book Volume 47, page 1566, Office of Secretary of State of Tennessee and in Book 5383, page 314, said Register' s Office.
>
> BEING the same property conveyed to Edward Joseph Kavanaugh, Jr. by deed from Ronald D. Chance and wife, Nancy A., Chance of record as Instrument No. 20050722-0085795 in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging, unto the said GRANTEE, his heirs and assigns, in fee simple forever.

I COVENANT with the said GRANTEE that I am lawfully seized and possessed of the above-described tract or parcel of land, that I have a good right to convey same, and that the same is unencumbered, except for 2018 real estate taxes, applicable zoning and building regulations, and all visible easements.

I FURTHER COVENANT with the said GRANTEE and bind myself, my heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, his heirs and assigns, against all lawful claims of all persons whomsoever.

WITNESS my hand this the 13 day of September, 2018.

Edward J. Kavanaugh Jr.
EDWARD JOSEPH KAVANAUGH, JR.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EDWARD JOSEPH KAVANAUGH, JR., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, on this the 13th day of September, 2018.

Vicki Grantham
NOTARY PUBLIC

VICKI GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-21-2020

MY COMMISSION EXPIRES: 4-21-20

OATH

STATE OF TENNESSEE
COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $25,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED and sworn to before me, this the 13 day of September, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-21-20

