# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00.

James E. Kennon Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2019.

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells Notary Public State of Tennessee Williamson County

Karen Johnson Davidson County
Batch# 308793 DEEDWARR
10/31/2019 09:21:23 AM 2 pgs
Fees: $13.00 Taxes: $717.80
20191031-0111872

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Kevin Gabhart and Lisa Gabhart<br>763 Fox Ridge Drive<br>Brentwood, TN 37027 | NEW OWNER | 160-14-0C-063.00 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James Edward Kennon, Sr. and wife, Alice B. Kennon**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Kevin Gabhart and wife, Lisa Gabhart**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit No. 763, of BRENTWOOD TRACE CONDOMINIUMS, SECTION II, a Condominium, established by the Master Deed of record in Book 5818, Page 915, amendement in Book 5868, Page 70, and plan of record in Book 5200, Page 376 and 377, all of the Registers Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to James Edward Kennon, Sr. and wife, Alice B. Kennon by Warranty Deed from Virginia T. Massey, formerly known as Virginia J. Thurman, married, dated 06/17/2004 and recorded 06/22/2004, of record in Instrument 200406220074003, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 763 Fox Ridge Drive, 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 do 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 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/our hand(s) this the 30th day of October, 2019.

James Edward Kennon, Sr.

Alice B. Kennon

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James Edward Kennon, Sr. and Alice B. Kennon with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 30th of October, 2019.

Notary Public

My Commission Expires: 6/22/20

(SEAL)

