WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/01 08:55 2pgs
Fees:13.00 Taxes:364.45

20011005-0108382

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 3/23/02

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon E. Engles	AMSOUTH BANK	Map 75
(NAME) 202 Bonnavue Drive	(NAME) 2050 Parkway Office Circle	Group 9
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Birmingham Alabama 35244	Parcel 171
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

Estate of Eleanor R. Swanborg ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jon E. Engles, a Married Man and wife Joelle L. Engles ,

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:

BEING Lot No. 945 on the Plan of Section Eight Hermitage Hills, as shown by plat of record in Plat Book 3600, page 24, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to John Elwood Swanborg and wife Eleanor R. Swanborg by deed from Johnson Homes, Inc. of record in Deed Book 3837, page 777, Register's Office for said County.

The said John Elwood Swanborg having since deceased, Eleanor R. Swanborg sole surviving spouse.

The said Eleanor R. Swanborg having since deceased leaving Rose M. Whitsell sole heir by Order for Intestate Administration of record in The Seventh Circuit for Davidson County, Tennessee Probate Division, Docket No. 01 P1422, Filed for record September 12, 2001.

This conveyance is subject to Restrictive Covenants of record in Deed Book 3643, page 243, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 202 Bonnavue Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 28th day of September, 2001.

Estate of Eleanor R. Swanborg

By: Rose M. Whitsell, Administratrix

Attest:

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Rose M. Whitsell and _____ the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 9/28/2001

My Commission Expire: 3/23/02

File Number2109298

RETURN TO:
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13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122