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Davidson County DEEDWARR
Recvd: 10/03/06 16:01 2 pgs
Fees:13.00 Taxes:259.00

20061003-0122724

WARRANTY DEED

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/25/06
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Engstrom	Access National Mortgage	083-130-
(NAME)	(NAME)	
1113 Lillian Street	1800 Robert Fulton Drive, Ste 350	125.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Reston VA 20191	
(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, Michael Carle, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Engstrom, 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 the south one-half of Lot NO. 95 on the Plan of East Edgefield, of record in Book 21, page 147, Register's Office for Davison County, Tennessee.

Said part of Lot No. 95 fronts 50 feet on the north side of Lillian Street, formerly Walnut Street, and runs back between parallel lines 106.5 feet to a dead line.

Being the same property conveyed to Michael Carle by Deed from William H. Dorris and Robert B. Huffine dated March 12, 2001 of record in Instrument No. 20010409-0034819, Register's Office for Davidson County, Tennessee.

Meria Carle joins in this conveyance to relinquish any and all marital rights and interest she otherwise would ever have to said property.

unimproved ☒
This is improved ☐ property, known as 1113 Lillian Street, Nashville, TN 37206
(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 my hand this 28th day of September, 2006.

Michael Carle

Meria Carle

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared Michael Carle and Meria Carle, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 28TH DAY OF SEPTEMBER, 2006.

Commission expires:

Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 19 2008