WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 4-16-08

(AFFIX SEAL)

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TENN.

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/08/06 09:53 2 pgs
Fees:13.00 Taxes:703.00

20061208-0151808

B-5216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas W. O'Rourke	Loan City, A California Corp.	083-06-0-373.00
(NAME)	(NAME)	
506 North 18th Street	5671 Santa Teresa Boulevard, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	San Jose, CA. 95123	
(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 Englebert aka Michael Engelbert, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas W. O'Rourke, unmarried, 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 part of Lot No. 7 on the Plan of W. L. Horn's Spout Spring Addition as of record in Book 57, page 106, Register's Office for said County, described as follows:

Beginning on the westerly margin of North 18th, formerly Roy Street, at a point 156 feet north of the northerly margin of McEwen Avenue; thence with the westerly margin of said street northerly 50 feet; thence at right angles westwardly 159 feet to a point 10 feet west of the dividing line between Lot Nos. 6 and 7; thence at right angles southwardly 50 feet; thence at right angles eastwardly 159 feet to the point of beginning.

Being all of the same property conveyed to Michael Engelbert, unmarried by Warranty Deed from John Trim, married of record in Instrument No. 20040819-0100249, dated 8/11/04, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 506 North 18th 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 4th day of December, 2006.

Michael Englebert

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Englebert the bargainor (s), 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 Brentwood, Tennessee this 4th day of December, 2006.

Commission expires: 4-16-08

Notary Public

CHARLOTTE A. BETHEL
NOTARY PUBLIC AT LARGE
CHEATHAM CO., TENN.

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027