Return to: JTC
21821-3

BOX 14-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090018898 DEEDWARR
Recvd: 03/23/09 08:59 2 pgs
Fees:13.00 Taxes:1276.50
20090323-0025542

State of Tennessee)
County of Davidson)

09-03-013-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th day of March, 2009

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 10-21-12 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
DARREN W. ENGERS AND JULIE LE ENGERS	FRANKLIN AMERICAN MORTGAGE COMPANY	172-14-0-B
(NAME) 4809 Sandcastle Ridge	(NAME) 501 Corporate Centre Dr., Ste. 400	046.00CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **MICHAEL S. SANDERS AND WIFE, CAROLE A. SANDERS**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DARREN W. ENGERS AND JULIE LE ENGERS, HUSBAND AND WIFE**, hereinafter called the Grantee(s), 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 **Lot No. 46, on the Plan of Winfield Park, Phase 1, Section 1, a Planned Unit Development**, of record in Book 9700, Pages 765-768, and revised in Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to MICHAEL S. SANDERS AND WIFE, CAROLE A. SANDERS, by Deed from HAROLD W. SCHULTZ AND WIFE, MARGARET E. SCHULTZ, dated December 9, 2004, of record in Instrument No. 20041221-0151567, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Winfield Park, of record in Book 11744, Page 691, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **4809 Sandcastle Ridge, Nashville, TN, 37211**.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 19th day of March, 2009.

MICHAEL S. SANDERS

CAROLE A. SANDERS

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 **MICHAEL S. SANDERS AND WIFE, CAROLE A. SANDERS**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 19th day of March, 2009.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON