BILL GARRETT, Davidson County
Trans:T20090064662 DEEDWARR
Recvd: 09/22/09 11:07 2 pgs
Fees:13.00 Taxes:1049.88
20090922-0088196

KAY M. TENPENNY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 3, 2012 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $283,750.00 Affiant Subscribed and sworn to before me, this 18th day of September, 2009. Notary Public My commission expires: 09-03-2012

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bettina L. Engh **Daniel J. Engh**	1908 Convent Pl Apt 20	**Map\Parcel: 104-11-0-087.00**
2708 Fairfax Avenue	Nashville, TN 37212	
Nashville, Tennessee 37212		

FOR AND IN 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 ACKNOWLEDGE, WE,

Blair A. Rexroth and Roberta K. Rexroth, husband and wife

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

Bettina L. Engh and Daniel J. Engh, as tenants in common with the right of survivorship

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 Easterly part of Lot No. 1 on the unrecorded plan of L.A. Bauman's property, described according to a copy of a survey thereof made by W.B. Southgate, Surveyor, December 1928, as follows: Beginning at a point in the Northerly margin of Jones Avenue, the common corner of Lots Nos. 1 and 2 on said plan, being 235 feet East of the Northeast intersection of Jones Avenue and 28th Avenue South; thence with the line between said lots Northerly 168 feet to the Southerly margin of a 15-foot alley; thence with the margin of the same Westerly 60 feet to a point which is 168 feet 6 inches East of the Southeast intersection of said alley and 28th Avenue South; thence Southerly parallel, to the first line 168 feet, more or less, to a point in the Northerly margin of Jones Avenue 175 feet East of the Northeast intersection of Jones Avenue and 28th Avenue South; thence with the margin of said Jones Avenue Easterly 60 feet to the point of beginning.

Being the same property conveyed to Blair A. Rexroth and Roberta K. Rexroth, husband and wife by Warranty Deed from Edward C. Tefft, III and Laura R. Hill, Co-Executors of the Estate of Edward C. Tefft, dated June 6, 2005, of record in Instrument No. 20050610-0066694, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 2708 Fairfax Avenue, Nashville, Tennessee 37212.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 18th day of September, 2009.

Blair A. Rexroth by: A. Scott Hubbard Attorney in Fact
Blair A. Rexroth by A. Scott Hubbard, Attorney in Fact

Roberta K. Rexroth by: A. Scott Hubbard Attorney in Fact
Roberta K. Rexroth by A. Scott Hubbard, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A, Scott Hubbard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Blair A. Rexroth for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Blair A. Rexroth, and is authorized by him to execute this instrument on his behalf.

Witness my hand, at office, this 18th day of September, 2009.

Patricia A. Greer
Notary Public

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/7/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A, Scott Hubbard, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Roberta K. Rexroth for the purposes therein contained, and who further proved to me that he is the Attorney in Fact for Roberta K. Rexroth, and is authorized by her to execute this instrument on her behalf.

Witness my hand, at office, this 18th day of September, 2009.

Patricia A. Greer
Notary Public

My Commission Expires: 1/7/2013

PATRICIA A. GREER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File #: **09942-SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027