BILL GARRETT, Davidson County
Trans:T20110009379 DEEDWARRSP
Recvd: 02/15/11 09:33 2 pgs
Fees:13.00 Taxes:699.30

20110215-0012723

THIS INSTRUMENT PREPARED BY:

CHAFFIN, BURNSED & BLACKBURN, PLLC
The Fridrich Building, 1st Floor
2909 Poston Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNER AS FOLLOWS:

Steven D. Engelmann
200 Cadey Cove
Hermitage, Tennessee 37076

SEND TAX BILLS TO:

Bank of America
101 South Tryon St.
Charlotte, NC 28255

MAP-PARCEL NO(S).

098-13-OA-85.00C0

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $189,000.00.

Affiant

Subscribed and sworn to before me this 8th day of February, 2011.

Notary Public

My commission expires: 3/12/11

BRENDA LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 8 day of February, 2011, by **FIRST TENNESSEE BANK NATIONAL ASSOCIATION**, hereinafter Grantor, to **STEVEN D. ENGELMANN**, a single person, hereinafter Grantee.

WITNESS that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, sells, grants and conveys to Grantee all the real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Phase One, Section Six, New Hope Point, a Planned Unit Development, as of record in Book 9700, page 859, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to First Tennessee Bank National Association by Successor Trustee's Deed from Gordon D. Foster, Successor Trustee of record in Instrument 20100615-0046199, Register's Office for Davidson County, Tennessee, dated June 3, 2010. And being the same property conveyed to David E. Kennety and Patti N. Maschinski, as Joint Tenants with the right of survivorship not as Tenants in Common by deed from Continental Development and Construction Inc. of record in Instrument 20000127-0009059, Register's Office for Davidson County, Tennessee, dated January 26, 2000. And being the same property conveyed to David E. Kennedy and wife, Patti N. Kennedy, as tenants by the entirety by Quitclaim Deed from David E. Kennedy and Patti N. Maschinski, now known as Patti N. Kennedy of record in Instrument 20000505-0045334, Register's Office for Davidson County, Tennessee, dated March 20, 2000. And further, being the same property conveyed to Patti N. Kennedy by Quitclaim Deed from David E. Kennedy of record in Instrument 2006122-10157623, Register's Office for Davidson County, Tennessee, dated December 21, 2006.

BEING improved property known as: 200 Cadey Cove, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD the real property with all appurtenances, hereditaments, tenements, estate, title and interest thereto belonging to Grantee, his heirs and/or assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of the real property in fee simple, and Grantor has a good right to convey the real property; subject to current real property taxes, easements, zoning and other governmental restrictions, claims, rights-of-way and other matters of record.

And Grantor further covenants with Grantee that Grantor, its successors and assigns, will warrant and forever defend the title to the real property to Grantee, his heirs and/or assigns, as against all acts of the Grantor herein and no other.

Grantee hereunder accepts title to the real property and any improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Grantor as to any matter whatsoever except as set forth herein, and by accepting this deed, Grantee represents and warrants that he has conducted his own due diligence with regard to the real property and matters of title related to the real property, and represents and warrants that he has not relied on any statement or action made by Grantor except as set forth herein. Without limiting the foregoing, GRANTOR DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. Grantee accepts title to the real property subject to any problems arising in connection with the real property and/or the improvements thereon.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

GRANTOR:

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

By: _____
Theresa Nichols
Title: Senior Vice President

STATE OF ~~WASHINGTON~~ TEXAS)
COUNTY OF DALLAS)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared THERESA NICHOLS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Senior Vice President (officer) of First Tennessee Bank National Association, and that she as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by herself as Senior Vice President.

Witness my hand and official seal at Irving (city), ~~Washington~~ Texas, this 8 day of February, 2011.

_____
NOTARY PUBLIC

My Commission Expires: 3-16-2011

MELISSA ANN HILLIARD
NOTARY PUBLIC
State of Texas
Comm. Exp. 03-16-2011