WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110035647 DEEDWARR
Recvd: 06/15/11 09:44 2 pgs
Fees:13.00 Taxes:449.70
20110615-0045682

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$121,540.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2011.

LYNN J. BABCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNT

Notary Public

MY COMMISSION EXPIRES: 1-29-13 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rita A. Wilkinson	Regions Bank	135-12-E-261CO
(NAME)	(NAME)	
2728 Nashboro Blvd.	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Birmingham, AL 35244	
(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, **Gregory G. Engroff and Carol W. Engroff**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rita A. Wilkinson**, 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 Unit 261, Nashboro Village at Fairway Pointe, Tract 21, Phase Two, as shown on plat of record in Plat Book 4660, page 159 and as shown and amended in Instrument No. 20050222-0018814, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gregory G. Engroff and Carol W. Engroff by Deed from Marquis Homes, LLC., A Tennessee Limited Liability Company of record in Instrument No. 20080428-0042881 Register's Office for Davidson County, Tennessee dated April 7, 2008

This property is subject to the following:
2010 Davidson County Taxes have been PAID in the amount of $1,479.59. Taxes for 2011 and subsequent years, a lien, but are not yet due and payable until October 1st. (Map and Parcel 135-12-E-261CO)
Restrictions, dedication, conditions, reservations, easements and other matters shown on the plat of Nashboro Village at Fairway Pointe, Tract 21, pages two, as recorded in Plat Book 4660, page 159, and amended in Instrument No. 20050222-0018814.
Covenants, conditions and restrictions as set forth in Deed recorded in Book 4827, page 14, Book 5469, page 840, Book 7751, page 907; Book 11703, page 520 and Instrument Nos. 20000316-0027171, 20010322-0027768, 20050222-0018813, 20050222-0018814 and 20031118-0168332
Charter for Homeowners Association recorded in Book 11703, page 518
Easement granted to NES recorded in Book 11594, page 298, Book 4821, page 109, Book 4815, page 425 and Book 4650, page 159
Easement for Sewer recorded in Book 7225, page 239, Book 8870, page 887 and Book 8870, page 932
License to use Fitness Center and Swimming Pools recorded at Instrument No. 20020507-0056329
All matters of record in Plat Book 4460, pages 149 thru 151
Lease to Web Service Co. recorded in Book 10690, page 327
All matters shown on the Plan of record in Book 4660, page 159 and amended in Instrument No. 20050222-0018814, in said Register's Office including but not necessarily limited to restrictions, easements for public utilities and drainage and minimum building setback lines. Subject to all notes, easements, and conditions shown on said plan.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **2728 Nashboro Blvd., Nashville, TN 37217**

(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 our hands this 14th day of June, 2011.

Gregory G. Engroff
By: Carol W. Engroff
Gregory G. Engroff
By: Carol W. Engroff

Carol W. Engroff
Carol W. Engroff

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 Carol W. Engroff, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14TH DAY OF JUNE, 2011.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

Commission expires:
7-5-11

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Carol W. Engroff with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Gregory G. Engroff and being authorized to act on behalf of said persons she executed the foregoing instrument as his free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 14TH DAY OF JUNE, 2011.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

Commission expires:
7-5-11

Notary Public