BILL GARRETT, Davidson County
Trans:T20110060879 DEEDWARR
Recvd: 09/30/11 10:43 2 pgs
Fees:13.00 Taxes:775.15
20110930-0075821

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: 4/23/2014
(AFFIX SEAL)

File No.: ALW11-1165

STATE OF TENNESSEE NOTARY PUBLIC ANGELA A. RAMSEY SUMNER COUNTY My Commission Expires April 23, 2014

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Annie B. Jackson	First Community Mortgage, Inc.	042-07-0-121.00
(NAME) 675 Heritage Dr.	(NAME) 275 Robert Rose Dr.	042-07-0-120.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, 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, **TIMOTHY W. ENGLE AND KETURAH ENGLE, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **ANNIE BELL JACKSON**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 95B on the Plan of Madison Meade, Section Two "C", Resubdivision of Lot No. 95, of record in Plat Book 8250, Page 242, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:
Land in Davidson County, Tennessee, being a tract of land shown as proposed Homewood Drive (Future Extension) on the Plan of Madison Meade, Section Two "C", Re-subdivision of Lots 70 & 95, as of record in Book 5050, page 96, Register's Office for said County, described as follows:

Beginning on the Northerly margin of Heritage Drive at the southeast corner of Lot No. 95; thence with the boundary line of said lot around a curve having a radius of 25 feet northeasterly 31.01 feet; thence north 36° 25' 30" west 243.20 feet; thence north 53° 34' 30" east 25 feet; thence south 36° 25' 30" east 60 feet; thence north 53° 34' 30" east 25 feet to the west boundary line of Lot No. 70; thence with said boundary line south 36° 25' 30" east 147.70 feet to the beginning of a curve; thence around said curve having a radius of 25 feet southeasterly 43.86 feet to the northerly margin of Heritage Drive; thence with the margin of said drive westerly 105 feet, more or less to the beginning. [Prior deeds of record have erroneously omitted the last measurement from each of the last ~~four~~ * five calls in the legal description, which are corrected herein pursuant to review of the plat recorded in Book 5050, page 96, Register's Office for said Davidson County, Tennessee.]

Being the same property conveyed to Timothy W. Engle and Keturah Engle, husband and wife, by deed dated October 16, 2008, from Victor K. Wiss Jr., and Anne L. Wiss, Trustees of the Victor and Anne Wiss Trust Dated 6/29/04, of record in Instrument Number 20081028-0107318, (with a Scriveners Affidavit recorded in Instrument Number 20090227-0017596), in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 675 Heritage Dr., Madison, TN 37115
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 27th day of September, 2011.

Timothy W. Engle

Keturah Engle

STATE OF North Carolina
COUNTY OF Forsyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Timothy W. Engle and wife, Keturah Engle, the within named 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, this the 27th day of September, 2011.

Notary Public
My Commission Expires: 4/10/2013

KRISTA H. BERLIN NOTARY PUBLIC Forsyth Co., NC

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171