WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/26/12 16:12 2 pgs
Fees:13.00 Taxes:462.50
20120326-0025784

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$125,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 26 day of March, 2012.

Notary Public
My Commission expires: 7/6/15
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
J. Seth Jennings	SAME	141-00-0-059.00
3812 Park Avenue		
Nashville, TN 37209	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Shirley Jean Engman Hicks, individually, and as Administrator of the Estate of Eric A. Engman, Evelyn Ann Engman Etheridge, and Lawrence Alfred Engman**, hereinafter called the GRANTOR(s), do hereby bargain, sell, convey and confirm unto **J. Seth Jennings and William H. Smallman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 3 on the plan of Hibbett Acres, of record in Book 4300, page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eric A. Engman and wife, Gladys Engman, by deed from Luther L. Webb, Inc., on November 9, 1973, of record in Book 4763, page 618, Register's Office for Davidson County, Tennessee. The said Gladys Engman having died leaving property to Eric A. Engman by right of survivorship. Eric A. Engman died intestate on January 16, 2011, a resident of Davidson County, Tennessee. The Estate of Eric Alfred Engman was enterd into Probate at Cause No. 11P-114, naming as the the only heirs-at-law; Shirley Jean Engman Hicks, Evelyn Ann Engman Etheridge and Lawrence Alfred Engman.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4300, page 97, Register's Office Davidson County, Tennessee.

This is improved property known as: **7939 Hooten Hows Road, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 26, 2012.

Shirley Jean Engman Hicks by Evelyn Etheridge as attn in fact
Shirley Jean Engman Hicks
by Evelyn Etheridge, as attorney in fact

Evelyn Ann Engman Etheridge
Evelyn Ann Engman Etheridge

Lawrence Alfred Engman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Evelyn Ann Engman Etheridge, Lawrence Alfred Engman** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 26th, 2012

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Evelyn Etheridge, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Shirley Jean Engman Hicks the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Shirley Jean Engman Hicks, the bargainor(s), by the said Evelyn Etheridge, as Attorney-in-Fact.

WITNESS my hand and seal, this 26th day of March, 2012.

NOTARY PUBLIC My Commission Expires: 7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY