Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $45,000.00. Affiant Subscribed and sworn to before me, this the 10th day of April, 2012. Notary Public My commission expires: JULY 8, 2013

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

BILL GARRETT, Davidson County
Trans:T20120026524 DEEDWARR
Recvd: 04/11/12 15:38 2 pgs
Fees:13.00 Taxes:166.50
20120411-0031145

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matt Engesath & Jonathan Jones	New Owner(s)	
1005 Seymour Ave.	2400 Crestmoor Rd.	083-05-2.00
Nashville, TN 37206	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **MARY F. COPLEN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATT ENGESATH, A MARRIED MAN, AND JONATHAN JONES, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 East 50 feet of the South 208 feet of a 100-foot lot out of Lot No. 6 conveyed to J.B. Robinson, Trustee by deed of record in Book 714, page 305, Register's Office for said County, and being part of Lot No. 6 of the division of the lands of Jonn Hobson, deceased, of record in Minute Book "L", page 363, Circuit Court for said county and described as follows:

Beginning at a point in the north margin of Seymour Avenue 623 feet East of the East margin of McFerrin Avenue, thence northerly 208 feet to a point; thence easterly 50 feet to a point; thence southerly 208 feet to the north margin of Seymour Avenue; thence with the margin of the same westerly 50 feet to the beginning.

Being the same property conveyed to Mary F. Coplen by deed from Dwayne W. Bailey and wife Edith Bailey of record in Book 11620, page 391, Register's Office for Davidson County, Tennessee, dated August 9, 1999.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is unimproved property known as 1005 Seymour Ave., Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of April, 2012.

Mary F. Coplen

Mary F. Coplen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary F. Coplen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of April, 2012.

Notary Public

My Commission Expires: July 8, 2013

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013