BILL GARRETT, Davidson County
Trans:T20130014354 DEEDWARR
Recvd: 02/20/13 15:54 2 pgs
Fees:13.00 Taxes:850.63
20130220-0017150

This instrument prepared by: Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580 Cartus File #2324114

WARRANTY DEED

THIS INDENTURE is made this the 15th day of February, 20 13, by Steven D. Engelmann, a single man, First Party, for the purpose of conveying the premises described herein to BURKE CONLEY AND ELIZABETH G. CONLEY, HUSBAND AND *, Second Parties. *WIFE,

Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

I. WARRANTY DEED

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

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 plat reference is hereby made for a more complete description.

Being the same property conveyed to Steven D. Engelmann, a single person, by deed from First Tennessee Bank National Association dated February 8, 2011 in Instrument No. 20110215-0012723, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including but not limited to the Plan of record in Plat Book 9700, Page 859, which shows an Owner's Certificate, certain notes, easements, and setback lines; boundary plat of record in Book 9700, Page 275, corrected in Instrument Number 20010531-0057619; Easement for Landscape of record in Book 10327, Page 780; Deeds of Conveyance of Open Space to New Hope Point Homeowner's Association, Inc., of record in Instrument 20000607-0056880 and 20000609-0057619; Ingress and Egress easement of record in Book 3911, Page 875; Storm Water Detention Agreement of record in Book 11387, Page 925; Declaration of Covenants, Conditions and Restrictions contained in the Instrument of record in Book 10291, Page 1, as re-recorded in 20000628-0064247, amended in Book 1330, Page 782, Book 11394, Page 73 as amended in Instrument 20000628-0064249; Charter of New Hope Point Homeowner's Association, Inc., of record in Instrument 20000607-0056879; and By-Laws of record in Instrument 20080623-0064598, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2013, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Steven D. Engelmann

STATE OF Florida)
COUNTY OF Duval)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Steven D. Engelmann**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Duval County, this the 4th day of January, 2013

My Commission Expires:

NIDNOY RINGQUIST
MY COMMISSION # EE 064544
EXPIRES: March 6, 2015
Bonded Thru Budget Notary Services

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $229,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 15 day of February, 2013.

NOTARY PUBLIC

My Commission Expires:
10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS:
200 Cadey Cove
Hermitage, TN 37076

PARCEL ID: Map 98-13-A Parcel 85.00CO

PROPERTY OWNER/PERSON RESPONSIBLE FOR PAYMENT OF TAXES:
BURKE CONLEY ET UX
200 Cadey Cove
Hermitage, TN 37076

Send Tax Bills to
MID AMERICA MORTGAGE INC
15301 Spectrum Drive #405
Addison, TX 75001

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.