BILL GARRETT, Davidson County
Trans:T20130027974 DEEDWARR
Recvd: 04/05/13 15:34 2 pgs
Fees:13.00 Taxes:860.25

20130405-0034005

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $232,500.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 4 day of April, 2013.

Notary Public
My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

03-1302-37908

Address of New Owner:	Send Tax Bills to:	Tax Information
David Engesath 7047 Sunnywood Drive Nashville TN 37211	PEOPLES STATE BANK OF COMMER 7422 NOLENSVILLE RD. NOLENSVILLE, TN 37135	173-09-0-A-359.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Betty Joyce Ralston, Trustee of the BJ Ralston Revocable Living Trust uad July 12, 2007**, and **Betty Joyce Ralston, unmarried, individually**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to David Engesath and wife, Diana Engesath, hereinafter called the Grantees, their successors 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 Lot No. 293, on the Plan of Phase Five, Lenox Village, of record in Instrument No. 20050120-0007427, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Betty Joyce Ralston, an unmarried woman by deed from Regent Homes, LLC, a Tennessee limited liability company, dated June 24, 2005, recorded June 27, 2005, of record in Instrument No. 20050627-0073794, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to The BJ Ralston Revocable Living Trust by Quitclaim Deed from Betty Joyce Ralston, dated July 12, 2007, recorded July 19, 2007, of record in Instrument No. 20070719-0086015, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7047 Sunnywood Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 2nd day of April, 2013.

Betty Joyce Ralston, Trustee of the
BJ Ralston Revocable Living Trust
Uad July 12, 2007

Betty Joyce Ralston, individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Betty Joyce Ralston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 2nd day of April, 2013.

Notary Public at Large

My Commission expires: 3/4/15.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 Betty Joyce Ralston, Trustee of the BJ Ralston Revocable Living Trust uad July 12, 2007, 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 2nd day of April, 2013.

Notary Public at Large

My commission expires: 3/4/15.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY