BILL GARRETT, Davidson County
Trans:T20130069506 DEEDWARR
Recvd: 08/13/13 10:49 2 pgs
Fees:13.00 Taxes:395.90
20130813-0084832

WARRANTY DEED

Tammy McCauley State of Tennessee Notary Public Rutherford Co., TN

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THIS 9th day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-12-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffery A. Engelhardt	New Penn Financial, LLC	080-12-0-115.00
(NAME)	(NAME)	
2712 Hydes Ferry Road	805 S. Church Street, Suite 15	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Murfreesboro, TN 37130	
(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, **Capcon Group, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jeffery A. Engelhardt married, and Andrew M. Engelhardt, unmarried** , hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 4, on the Plan of RIVER MEADOWS - SECTION 2, as shown by plat appearing of record in Plat Book 11700, Page 21, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Capcon Group, LLC, a Tennessee Limited Liability Company by Special Warranty Deed dated February 6, 2013, from Bank of America, National Association and filed for record on February 12, 2013, in Instrument No. 20130212-0014240, Register's Office for Davidson County, Tennessee.

And previously being the same property conveyed to Bank of America, National Association by Warranty Deed in Lieu of Foreclosure dated January 13, 2012, from Shirley Cray, Unmarried and filed for record on March 9, 2012, in Instrument No. 20120309-0020742, Register's Office for said County, Tennessee.

Real Property Taxes for the year 2013, and subsequent years, a lien not yet due and payable.
Subject to all matters as set forth on the plat of record in Plat Book 11700, Page 21, Register's Office of said County.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage as shown of record in Book 4462, Page 81, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2712 Hydes Ferry Road, Nashville, TN 37218

File No.: 01291-10504
SMG TN Warranty Deed

(House Number) (Street) (P.O. Address) (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 GRANTEE(S), their heirs and/or 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/or 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 9th day of August, 2013.

CAPCON GROUP, LLC

Carol M. Hatcher, MEMBER

Carol M. Hatcher, Member

State of Tennessee
County of WILSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carol M. Hatcher with whom I am personally acquainted and who upon her oath acknowledged herself to be the Member of Capcon Group, LLC the within named bargainer, a limited liability company, and that, Carol M. Hatcher as such Member, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by Carol M. Hatcher as such Member.

Witness my hand and Official seal this 9th day of August, 2013.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167