BILL GARRETT, Davidson County
Trans:T20130104930 DEEDWARR
Recvd: 12/17/13 11:12 2 pgs
Fees:13.00 Taxes:599.40
20131217-0127299

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 162,000.00

Affiant

Subscribed and sworn to before me, this 22nd day of November, 2013.

Notary Public

My commission expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
STEVEN D ENGLEMANN	**FIFTH THIRD MORTGAGE COMPANY**	**096090B03800CO**
3003 Whitland Crossing	**5050 Kingsley Dr. MD 1MOCBQ**	
Nashville, TN 37214	**Cincinnati, OH 45227**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

CHADRICK L. BROWN and wife, RACHEL A. BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

STEVEN D ENGELMANN, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tenese, being Lot No. 3003, Donelson's Place as shown on Exhibit "B" to declaration of protective covenants, conditions and restrictions of record in Instrument 20070703-0079564 as amended in Instrument Nos. 20070712-0083113 and 20070816-0098067 & 20101026-0085599, Register's Ofice for said County, to which reference is made for a more complete description.

BEING THE SAME PROPERTY CONVEYED TO CHADRICK L. BROWN AND WIFE RACHEL A. BROWN BY WARRANTY DEED FROM J2K BUILDERS, LLC, DATED 01/22/2013 AND RECORDED ON 01/23/2013 IN INSTRUMENT NUMBER 20130123-0007429, SAID REGISTER'S OFFICE SAID COUNTY.

BEING ALSO THE SAME PROPERTY CONVEYED TO J2K BUILDERS, LLC, BY WARRANTY DEED FROM RENASANT BANK DATED 08/06/2012 AND RECORDED ON 08/07/2012 IN INSTRUMENT NUMBER 20120807-0070150 SAID REGISTER'S OFFICE SAID COUNTY.

BEING ALSO PART OF THE SAME PROPERTY CONVEYED TO RENASANT BANK BY SUCCESSOR TRUSTEE'S DEED FROM DARLENE T. MARSH, SUCCESSOR TRUSTEE, DATED 09/25/2009 AND RECORDED ON 09/25/2009 IN INSTRUMENT NUMBER 20090925-0089319 SAID REGISTER'S OFFICE SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 3003 Whitland Crossing, Nashville, TN 37214.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 22nd day of November, 2013.

Chadrick L Brown, by
Michelle Crawford, attorney in fact
CHADRICK L. BROWN BY MICHELLE CRAWFORD, ATTORNEY IN FACT

Rachel A Brown, by
Michelle Crawford, attorney in fact
RACHEL A. BROWN BY MICHELLE CRAWFORD, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHELLE CRAWFORD AS ATTORNEY IN FACT FOR CHADRICK L. BROWN and RACHEL A. BROWN, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of November, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY