WARRANTY DEED

B-KW-13-1101-602

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF January, 2014.

Notary Public/S

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
SELINA FUNN
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LeRoy E.Engstrand	New Owner	
1101 18th Avenue South, #602 (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-04-0-E 602.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we PHILLIP S. CARGILE AND MARGARET HORN, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LEROY E.ENGSTRAND AND SANDRA H. ENGSTRAND, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 602, ON THE PLAN OF 1101 EIGHTEENTH AVENUE, FILED AS EXHIBIT E TO AND ESTABLISHED BY MASTER DEED OF RECORD IN INSTRUMENT NO. 20060807-0096688, AS RE-RECORDED IN INSTRUMENT NO. 20060817-0101760, AS AMENDED IN INSTRUMENT NO. 20090624-0058837, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

PARKING SPACES NUMBERS 16 AND 17 ARE INCLUDED AS AN APPURTENANCE TO THIS UNIT. THIS APPURTENANCE IS DEEDED WITH THE UNIT AND IS NOT TRANSFERABLE IN ANY FASHION EXCEPT WITH A TRANSFER OF THE UNIT.

BEING THE SAME PROPERTY CONVEYED TO PHILLIP S. CARGILE AND MARGARET HORN, HUSBAND AND WIFE BY WARRANTY DEED DATED 12/19/2007 FROM MARTIN H. HEFLIN, CHIEF MANAGER OF 1101 EIGHTEENTH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY OF RECORD IN INSTRUMENT 20071221-0146734, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN INSTRUMENT 20060807-0096688; INSTRUMENT 20060120-0007509; INSTRUMENT 20060120-0007524; INSTRUMENT 20071010-0120355, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

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unimproved ( )
This is improved (X) property, known as 1101 18th Avenue South, #602, Nashville, Tennessee 37212
(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 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 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.

BILL GARRETT, Davidson County
Trans:T20140003881 DEEDWARR
Recvd: 01/17/14 10:48 2 pgs
Fees:13.00 Taxes:1073.00
20140117-0004797

Witness my/our hand(s) this 10th day of January, 2014.

Phillip S. Cargile by John Gleaves,
Attorney in Fact

Margaret Horn by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PHILLIP S. CARGILE AND MARGARET HORN and who acknowledged he/she/they executed the same as the free act and deed of the said PHILLIP S. CARGILE AND MARGARET HORN. POA of record @ Inst # 20140117000479 6, Reg Office for Davidson Co, TN.

Witness my hand and official seal, this the 10th day of January, 2014.

Notary Public
My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122