WARRANTY DEED

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-30-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matt Engesath and Jonathan Jones	New Owner	72-13-0-127.00
(NAME)	(NAME)	
2412 &2414 Inga Street	13010 Tyne Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140010068 DEEDWARR
Recvd: 02/12/14 09:06 2 pgs
Fees:13.00 Taxes:795.50
20140212-0012293

FOR AND 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 ACKNOWLEDGED, WE, Richard Free and Kelly Free, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matt Engesath and Jonathan Jones,_____, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Nos. 48 and 49 on the Map of Springdale Subdivision, as of record in Book 974, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lots.

Being the same property conveyed to Richard Free and Kelly Free, husband and wife, by deed of record in Instrument Number 20100528-0041388, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Springdale Subdivision of record in Book 974, Page 18, Register's Office for Davidson County, Tennessee. Subject to all existing easements and all matters shown on plat of record in Book 974, Page 18, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2412 &2414 Inga Street, Nashville, TN 37206

(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 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 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 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 our hands this 10 day of February, 2014.

Richard Free

Kelly Free

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Free and Kelly Free, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this the 10 day of February 2014.

Commission expires:

Notary Public

