 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is $270,000.00 Grant S England Affiant Subscribed and sworn to before me, this 15th day of July, 2014 Notary Public My commission expires: 3-3-15

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Ashley Evans England and Grant S England	**New Owner**	**06111020400**
1121 Riverwood Drive	Same	
Nashville, TN 37216		

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,

Erin L. Monberg and John F. Prendergast, wife and husband

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

Ashley Evans England and Grant S England, husband and wife

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 the Easterly 60 feet of Lot No. 112 on the Plan of Eastdale Place of record in Plat Book 547, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being the same property conveyed to Erin L. Pharris, married by deed from Matthew D. Brown and wife, Deanna C. Pilkenton of record in Instrument No. 20070815-0097476 Register's Office for Davidson County, Tennessee, dated August 2, 2007 and recorded on August 15, 2007. (Value of consideration shown in aforementioned deed $200,000.00.) Being also known as 1121 Riverwood Drive Nashville, TN 37216. Being the same property conveyed to Erin L. Monberg and John F. Pendergast, wife and husband as tenants by the entirety by deed from Erin L. Pharris, married of record in Instrument No. 20120918-0084721 Register's Office for Davidson County, Tennessee, dated August 30, 2012 and recorded on September 18, 2012. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1121 Riverwood Drive Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.

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.
Subject to all matters shown on the Plan of record in Plat Book 547, Page 29 and 30, Register's Office for Davidson County, Tennessee.

This is improved property known as 1121 Riverwood Drive, Nashville, TN 37216.

BILL GARRETT, Davidson County
Trans:T20140051812 DEEDWARR
Recvd: 07/18/14 09:29 2 pgs
Fees:13.00 Taxes:999.00
20140718-0063768

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 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 my/our hand(s) this 15th day of July, 2014.

Erin L. Monberg by Keith H Solomon
her attorney-in-fact
Erin L. Monberg By Keith H Solomon
Her Attorney-in-Fact

John F. Prendergast by Keith H Solomon
his attorney-in-fact
John F. Prendergast By Keith H Solomon
His Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public personally appeared **Keith H. Solomon** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Attorney-in-Fact for **Erin L. Monberg and John F. Prendergast** and being authorized to do so, did execute this instrument on their behalf.

WITNESS MY HAND AND OFFICIAL SEAL, at office, this the 15th day of July, 2014.

My Commission Expires: 3-3-15

Notary Public

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 3, 2015

File #: **314062CI**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027