WARRANTY DEED

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Ewell Ray Clendenen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2014.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ewell Ray Clendenen	People's Home Equity, Inc.	142050B04500
(NAME) 8300 Sawyer Brown Rd. H303	(NAME) 5205 Maryland Way, Suite 100	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Timothy P. Engles, an unmarried man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ewell Ray Clendenen, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No., H-303 and Carport designated No. H-303C, on the Plan of River Plantation as established by Master Deed and By Laws of record in Book 4562, page 474, Book 4784, Page 464 and amended in Book 5840, Page 663, Register's Office for Davidson County, Tennessee, and an undivided interest in the general and limited common elements appurtenant thereto, and as shown on the Plan of River Plantation Condominium Apartments of record in Plat Book 4675, Pages 75, 76, & 77, and amended in Plat Book 4675, Pages 102, 104, & 105, and further amended in Book 6231, Page 156, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Timothy P. Engles, by Quitclaim Deed dated April 26, 2011 from Laura Messamore Engles of record in Instrument No. 20110426-0031992, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF RIVER PLANTATION CONDOMINIUM APARTMENTS OF RECORD IN PLAT BOOK 4675, PAGES 75, 76 & 77, AND AMENDED IN PLAT BOOK 4675, PAGES 102, 104 & 105, AND FURTHER AMENDED IN BOOK 6231, PAGE 156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 8300 Sawyer Brown Rd., Unit H303, Nashville, TN 37221
(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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand this 21st day of July, 2014.

BILL GARRETT, Davidson County
Trans:T20140053125 DEEDWARR
Recvd: 07/23/14 10:01 2 pgs
Fees:13.00 Taxes:617.90

20140723-0065298

Timothy P. Engles

STATE OF TENNESSEE

COUNTY OF Davidson

On this 21st day of July, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Timothy P. Engles**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-9-18

Deanie L. Gregory
Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

