BILL GARRETT, Davidson County
Trans:T20150011776 DEEDWARR
Recvd: 02/18/15 09:35 2 pgs
Fees:13.00 Taxes:850.63
20150218-0013851

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Lisa B. Engles
208 Laffite Cove
Hermitage, TN 37076

MORTGAGEE
Caliber Home Loans, Inc.
3701 Regent Blvd, Ste. 200
Irving, TX 75063

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 075-11-0-A
PARCEL 124.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Rebekah Marshall and husband, DeMonty Marshall,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Lisa B. Engles and Timothy P. Engles, wife and husband** 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 110, Phase Four-B, Heritage Meadows, as shown on plat of record in Instrument No. 20031111-0164698, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rebekah Marshall, a married woman, by Warranty Deed from Eric J. Walls, unmarried, dated March 17, 2008 and filed of record in Instrument No. 20080319-0027724, Register's Office for Davidson County, Tennessee. DeMonty Marshall joins in this conveyance for the purpose of conveying all his right, title and interest in and to said property which he may have marital or otherwise.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 10337, Page 102, and in Instrument No. 20040419-0044083; Charter of record in Book 11114, Page 771; Quitclaim Deed to Heritage Meadows Homeowners Association of record in Instrument No. 20090115-0003847; Easement to BellSouth Telecommunications, Inc. of record in Book 10613, Page 652; Stormwater Detention Agreement of record in Instrument No. 20031106-0163196; easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20031111-0164698, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **208 Laffite Cove Hermitage, TN 37076.**

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 12th day of February, 2015.

Rebekah Marshall

Rebekah Marshall

DeMonty Marshall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Rebekah Marshall and DeMonty Marshall, the bargainor(s) 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 this 12th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $229,900.00.

AFFIANT

Subscribed and sworn to before me this 12th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 1.5.16

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY