BILL GARRETT, Davidson County
Trans:T20150050046 DEEDWARR
Recvd: 06/23/15 11:07 2 pgs
Fees:13.00 Taxes:1165.50
20150623-0059980

Warranty Deed

ALAN M. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November, 5, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $315,000.00 Deborah J. Cohn Affiant Subscribed and sworn to before me, this the 22nd day of June, 2015. Alan M. Cohen Notary Public My commission expires: Nov. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brandon W. Wright & Mark E. Newcomb	Fifth Third Mortgage Company	
2410-B Inga Street	5001 Kingsley Drive, MD 1MOCBQ	072-13-0D-001.00-CO
Nashville, TN 37206	Cincinnati, OH 45227	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATT ENGESATH, A MARRIED MAN*, AND JONATHAN JONES, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK E. NEWCOMB, AN UNMARRIED MAN, AND BRANDON W. WRIGHT, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. A, recorded on the Declaration of Homes at 2412 Inga Street, of record in at Instrument No. 20140728-0066909, 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 a portion of the same property conveyed to Richard Free and Kelly Free, husband and wife by Warranty deed from Wendy J. Knight and Christopher Knight of record in Instrument No. 20100528-0041388 Register's Office for Davidson County, Tennessee, dated May 26, 2010 and recorded on May 28, 2010.

Being a portion of the same property conveyed to Matt Engesath and Jonathan Jones by Warranty deed from Richard Free and Kelly Free, husband and wife of record in Instrument No. 20140212-0012293 Register's Office for Davidson County, Tennessee, dated February 10, 2014 and recorded on February 12, 2014.

Being a portion of the same property conveyed to Matt Engesath and Jonathan Jones by Quitclaim deed from Matt Engesath and Jonathan Jones of record in Instrument No. 20140527-0045460 Register's Office for Davidson County, Tennessee, dated May 23, 2014 and recorded on May 27, 2014.

** Neither Grantor(s) Nor Grantor's Spouse(s) have ever resided in the above-described improved real property.*

ME By JJ as AIF

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2410-B Inga Street, Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of June, 2015.

Matt Engesath by Jonathan Jones as Attorney in Fact

Matt Engesath by Jonathan Jones
as Attorney in Fact

Jonathan Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of June, 2015.

Notary Public

My Commission Expires:

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of June, 2015, before me personally appeared Jonathan Jones, 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 Matt Engesath as attorney-in-fact, and acknowledged that (s)he executed the same as the free act and deed of Matt Engesath.

Witness my hand and seal this 22nd day of June, 2015.

Notary Public

My Commission Expires:

BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018