WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150060243 DEEDWARR
Recvd: 07/23/15 12:41 2 pgs
Fees:13.00 Taxes:1387.50

20150723-0072378

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELODY M. JENKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Homes By Larsson, Inc.	Same as New Owner	Map 115-16
(NAME)	(NAME)	
2204 Sadler Avenue		Parcel 36.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sarah L. Engels, Trustee, Trustee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Homes By Larsson, Inc., a Tennessee Corporation,** 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 No. 19 on the Plan of West Meade Farms, Inc. Section "B" of record in Book 1835, page 7 said lot 19 fronts 165 feet on the southeasterly side of Robin Hill Road and runs back between lines 315.7 feet on the northeasterly line and 308 feet on the southwesterly line to a dead line in the rear which is a broken line and measures 191.7 feet thereon, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert B. Engels and wife, Sarah L. Engels, Trustees u/a/d June 1, 1994 by Quitclaim Deed from Robert B. Engels and wife, Sarah L. Engels, filed for record on June 7, 1994 in Book 9371, page 210, Register's Office for Davidson County, Tennessee. Robert B. Engels died April 19, 2003, thereby vesting title as Sarah L. Engels, Trustee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1835, page 7, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 6131 Robin Hill Road, Nashville, TN 37205
(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 my/our hands this 21st day of July, 2015.

Sarah L. Engels, Trustee

State of Tennessee
County of Davidson

Personally appeared before me Sarah L. Engels, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of July, 2015.

Notary Public Robert L. Scruggs
My Commission Expires: _____

File No.: 70115185

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017