| Davidson County | DEEDWARR |
|---|---|
| Recvd: 08/28/15 16:19 | 2 pgs |
| Fees:13.00 Taxes:1064.65 | |
| **20150828-0087639** | |

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,744.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 5-8-16
(AFFIX SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2016

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Andrew Kurtis Hauser | F&M Bank | 091 08 0B 005.00 |
| (NAME) | (NAME) | |
| 4520 Michigan Ave | PO Box 451 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Clarksville, TN 37041 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Eighty-Seven Thousand Seven Hundred Forty-Four And No/100 Dollars ($287,744.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Andrew Enkeboll, a single person** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew Kurtis Hauser, a single person,** 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:

Being Townhouse Unit E, Phase 3 on the Plan of EastOak Groves Townhouses, as recorded as Exhibit "A" to the Master Deed, Conditions, Restrictive Covenants and By-Laws of record in Instrument No. 20080602-0055567, and as amended in Instrument No. 20091119-0106608 in the Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description. The Easements, Restrictive Covenants, Conditions and Regulations imposed therein are incorporated herein by reference and made a part hereof as if recited verbatim herein.

Being the same property conveyed to Andrew Enkeboll, unmarried by Warranty Deed from Eastoak, LLC and Curtis M. Groves dated May 12, 2010 and recorded May 26, 2010 as Instrument No. 20100526-0040588, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 4520 Michigan Ave, Nashville, TN 37209

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, has 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 .

Andrew Enkeboll

STATE OF ~~TENNESSEE~~ NEW YORK

COUNTY OF NEW YORK

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Andrew Enkebollthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2015.

Fanny Raquel Gomez
Notary Public

FANNY RAQUEL GOMEZ
Notary Public, State of New York
No. 01GO6219698
Qualified in Bronx County
My Commission Expires March 29, 20 18

My Commission Expires: 3-29-18

(SEAL)

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-22-2018

Shelly M Smith

File Number: GRN-153921