This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square, 615-890-1161
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
John M. Engelland et ux
209 Chesterdon Court
Madison, TN 37115

MORTGAGEE:
None.

BILL GARRETT, Davidson County
Trans:T20150107435 DEEDWARR
Recvd: 12/21/15 11:23 2 pgs
Fees:13.00 Taxes:203.50
20151221-0127926

SEND TAX BILL TO:
John M. Engelland
209 Chesterdon Court
Madison, TN 37115

MAP/Parcel No.
133-11-A-67.00

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 consideration, the receipt and sufficiency of which are hereby acknowledged, **Whitney M. Green Bryant, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **John M. Engelland and Staci A. Engelland**, 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 all of **Unit No. M-19 on the Plan of Canterbury Hall Condominium Apartments,** created under Title 66, Section 27-101, et seq., as amended, and as established by Master Deed of record in Book 5440, page 255; as amended in Book 5441, Page 819, of record in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plan of Canterbury Hall Condominium Apartments of record in Book 5200, page 159, said Register's Office, for a more complete and accurate description of such unit.

Being the same property conveyed to Whitney M. Green, unmarried, by Special Warranty Deed dated January 12, 2009, from CitiMortgage, Inc., as successor in interest to ABN AMRO Mortgage Group, Inc., appearing of record in Instrument No. 20090212-0012316, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

Whitney M. Green Bryant and Whitney M. Green are one and the same person.

This is **improved** property known as **500 Paragon Mills Rd., Unit M-19, Nashville, Tennessee 37211.**

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, GRANTOR does covenant with the said GRANTEES that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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.

Phillip Bryant, Jr., the husband of Whitney M. Green Bryant, joins in this instrument for the purpose of conveying any and all rights he may have in and to said property, marital or otherwise, to the GRANTEES.

WITNESS OUR HANDS this the **17th** day of **December, 2015**.

Whitney M. Green Bryant

Phillip Bryant, Jr.

BY: Whitney M. Green Bryant, Attorney-in-Fact
Whitney M. Green Bryant, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Whitney M. Green Bryant**, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who, upon oath, acknowledged that she executed the within instrument as the free act and deed of the said **Phillip Bryant, Jr.,** the within named bargainor, for the purposes therein contained by virtue of a Limited Durable Power of Attorney duly executed by the said **Phillip Bryant, Jr.,** and said Limited Durable Power of Attorney appearing of record in Instrument #20151221-0127925, of the Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 17th day of December, 2015.

SUSAN G. COX
NOTARY PUBLIC

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 11-18-2017

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual value or consideration, whichever is greater, for this transfer is $55,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 11/18/2017

APRIL V HARTLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. 15123870

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129