BILL GARRETT, Davidson County
Trans:T20160023173 DEEDWARR
Recvd: 03/22/16 09:19 2 pgs
Fees:13.00 Taxes:1479.63
20160322-0026944

Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $399,900.00. Affiant Subscribed and sworn to before me, this the 11th day of March, 2016. Notary Public My commission expires:

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:
Anthony Nenni Betsy Clapsaddle Nenni	New Owner	
3857 Hutson Avenue		061-10-0-A-001.00CO
Nashville, TN 37216		

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, **JONATHAN D. JONES, A MARRIED MAN* AND MATTHEW D. ENGESATH, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANTHONY NENNI AND BETSY CLAPSADDLE NENNI, HUSBAND AND WIFE**, 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 A as established in the Declaration of Covenants, Conditions and Restrictions for Homes at 3859 Hutson Avenue, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20140828-0078876, in the Register's Office of Davidson, Tennessee, with the Plat of 3859 Hutson Avenue Townhomes attached thereto as Exhibit "B", and to which Declaration reference is hereby made for a more complete description of said unit.

Being a portion of the same property conveyed to Regions Bank by Trustee's Deed from David J. Holesinger, not individually but as Successor Trustee, of record in Instrument No. 20130521-0050994, Register's Office for Davidson County, Tennessee, dated May 20, 2013 and recorded on May 21, 2013.

Being a portion of the same property conveyed to Jonathan D. Jones, a married man and Matthew D. Engesath, a married man by Warranty Deed from Regions Bank, of record in Instrument No. 20140603-0048075, Register's Office for Davidson County, Tennessee, dated May 30, 2014 and recorded on June 03, 2014.

**Neither Grantor(s), nor Grantor's spouse, ever resided in the above-described real property.*

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 3857 Hutson Avenue, Nashville, TN 37216.

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 11th day of March, 2016.

Jonathan D. Jones

Matthew D. Engesath

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 D. Jones and Matthew D. Engesath, 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 11th day of March, 2016.

Notary Public

My Commission Expires: 7-2-18

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