BILL GARRETT, Davidson County
Trans:T20160023624 DEEDWARR
Recvd: 03/23/16 11:40 2 pgs
Fees:13.00 Taxes:1469.70
20160323-0027489

G#28220-2

WARRANTY DEED

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$397,215.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of March, 2016.

Notary Public

My commission expires: March 23, 2019

(AFFIX SEAL)

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joseph L. Kerr, Sr. and Karen C. Godley	NEW OWNER	**172140B04600CO**
4809 Redcastle Ridge	4809 REDCASTLE RIDGE	
Nashville, TN 37211	NASHVILLE, TN 37211	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Darren W. Engers and Julie Le Engers, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph L. Kerr, Sr. and Karen C. Godley, husband and wife

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. 46 on the Plan of Cluster Lot Development, Winfield Park, a Planned Unit Development, Phase 1, Section 1, Revision 1, of record in Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Darren W. Engers and Julie Le Engers, husband and wife, by Warranty Deed dated March 19, 2009, from Michael S. Sanders and wife, Carole A. Sanders, of record in Instrument No. 20090323-0025542, and Scrivener's Affidavit of record in Instrument No. 20090417-0035143, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:
1) All matters shown on the Plan of record in Instrument No. 20010313-0024108, Register's Office for Davidson County, Tennessee;
2) Declaration of Covenants, Conditions and Restrictions of Winfield Park, of record in Book 11113, Page 691, Register's Office for Davidson County, Tennessee;
3) By-Laws of Winfield Park Homeowners' Association, Inc., of record in Book 11113, Page 717, and amended in Instrument No. 20160211-0013422, said Register's Office;
4) Easement conveyed to BellSouth Telecommunications, Inc., of record in Book 11628, Page 204, said Register's Office;
5) Quitclaim Deed for Open Spaces of record in Instrument No. 20020515-0059528, said Register' Office;
6) Easement of record in Book 5552, Page 857, said Register's Office;
7) Easement Agreement of record in Book 11124, Page 852, said Register's Office;
8) Storm Water Detention Agreement of record in Book 11744, Page 254, said Register's Office; and,
9) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **4809 Redcastle Ridge, Nashville, TN 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 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 hand(s) this **22nd** day of **March, 2016.**

Darren W. Engers

Julie Le Engers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Darren W. Engers and Julie Le Engers, husband and wife,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **March, 2016.**

My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Notary Public