Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bettina L. Engh, and Daniel J. Engh, as tenants in common with right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Saddleback Capital Group, LLC**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the Easterly part of Lot No. 1 on the unrecorded plan of LA Bauman's property, described according to a copy of a survey thereof made by WB Southgate, Surveyor, December 1928, as follows: Beginning at a point in the Northerly margin of Jones Avenue, the common corner of Lots Nos. 1 and 2 on said plan, being 235 feet East of the Northeast intersection of Jones Avenue and 28th Avenue South; thence with the line between said lots Northerly 168 feet to the Southerly margin of a 15-foot alley; thence with the margin of the same Westerly 60 feet to a point which is 168 feet 6 inches East of the Southeast intersection of said alley and 28th Avenue South; thence Southerly parallel, to the first line 168 feet, more or less, to a point in the Northerly margin of Jones Avenue 175 feet East of the Northeast intersection of Jones Avenue and 28th Avenue South; thence with the margin of said Jones Avenue Easterly 60 feet to the point of beginning.

Being the same property conveyed to Bettina L. Engh and Daniel J. Engh, as tenants in common with right of survivorship by deed from Blair A. Rexroth and Roberta K. Rexroth, husband and wife, dated September 18th, 2009, of record as Instrument No. 20090922-0088196, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2708 Fairfax Avenue, Nashville TN, 37212.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

BILL GARRETT, Davidson County
Trans:T20160026252 DEEDWARR
Recvd: 03/31/16 15:48 3 pgs
Fees:18.00 Taxes:1498.50
20160331-0030750

EXECUTION OF THIS INSTRUMENT TO APPEAR ON FOLLOWING PAGES.

WITNESS THE EXECUTION HEREOF this 25th day of March, 2016.

Bettina L. Engh

State of Tennessee)
County of Davidson)

On this 25th day of March, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bettina L. Engh, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

WITNESS THE EXECUTION HEREOF this 25th day of March, 2016.

Daniel J. Engh

State of SD)
County of Minnehaha

On this 25th day of March, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Daniel J. Engh, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

RHONDA WIRT
Notary Public

My Commission Expires: 5-9-16

RHONDA WIRT
NOTARY PUBLIC
SOUTH DAKOTA
SEAL SEAL

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 405,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of March, 2016.

Notary Public

My Commission Expires: 8-20-19

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Saddleback Capital Group, LLC 4208 Dakota Avenue Nashville, TN 37209	Owner	104-11-0-087.00