BILL GARRETT, Davidson County
Trans: T20170028156 DEEDWARR
Recvd: 04/04/17 09:31 2 pgs
Fees: 13.00 Taxes: 1193.25
20170404-0032621

# WARRANTY DEED

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 3rd day of April, 2017.

Notary Public

(Affix Seal) My Commission Expires: 6-30-2019

2017-745

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
**ANCHOR TITLE, LLC**
6970 Moores Lane,
Brentwood, TN 37027

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Daniel Eli Sack<br>1101 18th Avenue South, Unit 602<br>Nashville, TN 37212 | SAME | 104.04-0E-602.00<br>CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Leroy E. Engstrand and Sandra H. Engstrand**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Daniel Eli Sack**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1101 18th Avenue South, Unit 602, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Unit 602, on the plan of 1101 Eighteenth Avenue, filed as exhibit E to and established by Master Deed of record in Instrument Number 20060807-0096688, as re-recorded in Instrument Number 20060817-0101760, as amended in Instrument Number 20090624-0058837, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/ elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description.

Parking spaces numbers 16 and 17 are included as an appurtenance to this unit. This appurtenance is deeded with the Unit and is not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to Leroy E. Engstrand and Sandra H. Engstrand from Phillip S. Cargile and Margaret Horn by Warranty Deed dated January 10, 2014 and recorded January 17, 2014 in Instrument Number 201401170004797, Register's Office for Davidson, Tennessee. Further conveyed in Instrument Number 201401170004796, said Register's Office.

( ) **unimproved**
**This is ( X ) improved property know as** 1101 18th Avenue South, Unite 602, 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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 3rd day of April, 2017

Leroy E. Engstrand

Sandra H. Engstrand

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Leroy E. Engstrand and Sandra H. Engstrand, the bargainor(s), 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 this 3rd day of April, 2017.

Notary Public
My Commission Expires: 6-30-2019

