# WARRANTY DEED

Bill Garrett Davidson County
Batch# 36851 **DEEDWARR**
12/13/2017 03:18:47 PM 2 pgs
Fees: $13.00 Taxes: $1,998.00

20171213-0127288

J-DB-17-2818-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Magney David Engeseth Revocable Trust** | **New Owner** | |
| (NAME) | (NAME) | |
| **7047 Sunnywood Dr.** | | **117-02-0-198.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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, **REBECCA C. FULCHER AND EDGAR E. FULCHER, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAGNEY DAVID ENGESETH REVOCABLE TRUST DATED MAY 20, 2015,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 30 of Block 2, on the Plan of W. V. Davidson's Hillsboro Highlands, Sections 2 and 3, of record in Plat Book 843, Page 23, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edgar E. Fulcher and wife Rebecca C. Fulcher by Warranty deed from Susie V. Snow, unmarried of record in Book 6176, page 152, Register's Office for Davidson County, Tennessee, dated November 10, 1983 and recorded on November 15, 1983.

Being the same property conveyed to Rebecca C. Fulcher by Quitclaim deed from Edgar E. Fulcher of record in Instrument No. 20061011-0126596 Register's Office for Davidson County, Tennessee, dated October 10, 2006 and recorded on October 11, 2006.

**The said Edgar E. Fulcher hereby joins in this conveyance to convey any marital interest he may have in the subject property.

This conveyance is subject to:
- Taxes for the year 2018, a lien, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 23, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4081, Page 732, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20061011-0126596 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2818 22nd Ave S, Nashville, Tennessee 37215**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 12th DAY OF DECEMBER, 2017.

Rebecca C. Fulcher

Edgar E. Fulcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REBECCA C. FULCHER AND EDGAR E. FULCHER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2017.

Notary Public

My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212