

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $228,519.00

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2019.

Notary Public

My Commission Expires: 3/23/21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 247876 **DEEDWARR**
06/25/2019 08:58:57 AM 2 pgs
Fees: $13.00 Taxes: $845.52

20190625-0061091

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE AND ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Julia Labrum	Same	080-12-0-115.00
2712 Hydes Ferry Road		
Nashville, TN 37218		

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, WE,

Jeffrey A Engelhardt, married and Andrew M Engelhardt, unmarried

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

Julia Labrum, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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 all of Lot No. 4 on the Plan of River Meadows – Section 2, as shown by plat appearing of record in Plat Book 11700, Page 21, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Jeffery A. Engelhardt, married and Andrew M. Engelhardt, unmarried, dated 8/9/13 and recorded 8/13/13 in Instrument No. 20130813-0084832, Register's Office for Davidson County, Tennessee.

The above described property is not, nor ever has been the principal or marital residence of the said Jeffery A Engelhardt or his spouse, as defined by statute.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 2712 Hydes Ferry Road, Nashville, TN 37218.

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, her heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, her 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 21st day of June, 2019.

Jeffrey A Engelhardt by Andrew M Engelhardt, as his attorney in fact

Jeffrey A Engelhardt by Andrew M Engelhardt, as His Attorney in Fact

Andrew M Engelhardt

STATE OF Rhode Island

COUNTY OF Providence

On this 21st day of June. 2019, personally appeared before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, the within named, Andrew M Engelhardt, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained; and the said Andrew M Engelhardt to me known to be the person who executed the same as the free act and deed of the said Jeffrey A Engelhardt for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said Jeffrey A Engelhardt and appearing of record in Record Book *, page _____, in the Register's Office for Davidson County, Tennessee.

*20190625-0061090

Witness my hand and official seal at Providence (city), Rhode Island (state), this 21st of June, 2019.

Notary Public

My Commission Expires: 2/20/23

KRYSTLE J MEZA
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES FEB. 20, 2023

STATE OF Rhode Island

COUNTY OF Providence

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

Witness my hand and official seal at Providence (city), Rhode Island (state), this 21st of June, 2019.

Notary Public

My Commission Expires: 2/20/23

(SEAL)

KRYSTLE J MEZA
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES FEB. 20, 2023