BOX 10-B

Karen Johnson Davidson County
Batch# 266227 DEEDWARR
08/02/2019 01:43:43 PM 2 pgs
Fees: $13.00 Taxes: $444.00

20190802-0076690

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

X
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF AUGUST, 2019.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ENGEDI REAL ESTATE, GP	**SAME**	**086-02-0-062.00**
(NAME) **718 THOMPSON LANE, STE. 108-452**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, GENOLA H. COMBOW, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ENGEDI REAL ESTATE, GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 63 as shown on the map entitled Dodson Heights, of record in Plat Book 2900, Page 113, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to William R. Hatchett and wife, Genola H. Hatchett by deed from Henry C. McCraw and wife, Reba C. McCraw of record in Book 3708, Page 11, dated April 6, 1964, said Register's Office. William R. Hatchett having since died leaving Genola H. Hatchett surviving tenant by the entirety. Further being the same property conveyed to Genola H. Combow, married, by Quitclaim Deed from Jeffrey W. Combos, Trustee, of record in Book 8847, Page 805, dated January 19, 1993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **6007 LOPEZ LANE, HERMITAGE, TN 37076**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 1st day of August, 2019.

GENOLA H. COMBOW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **GENOLA H. COMBOW** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1st day of August, 2019.

My commission expires: **May 2, 2022**



Notary Public