BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th DAY OF AUGUST, 2019. Notary Public MY COMMISSION EXPIRES: MAY 2, 2022 (AFFIX SEAL)

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

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
DEJUAN DANIELS	**SAME**	**007-00-0-009.00**
(NAME) **2207 SPRINGFIELD HWY.**	(NAME)	
(ADDRESS) **GOODLETTSVILLE, TN 37072**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 268285 **DEEDWARR**
08/07/2019 01:05:24 PM 2 pgs
Fees: $13.00 Taxes: $769.60

20190807-0078563

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, **ENGEDI REAL ESTATE, GP, A TENNESSEE GENERAL PARTNERSHIP,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEJUAN DANIELS,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 10th, formerly the 20th, Civil District of Davidson County. Tennessee, described to-wit:

Beginning at a post in the southwesterly margin of U. S. Highway No. 41E, a corner to Mrs. Jennie Coggins, the northeast corner of this land, thence with the southwesterly margin of said highway South 43 1/2 deg. E 160 feet to a point in the center of the Bakers Station Road at its intersection with said highway; thence with the center of Bakers Station Road South 75 deg. W 417.7 feet to a point, corner to Leslie Burns; thence with a fence and the line of said Burns, North 3 1/2 deg. E 191.7 feet to a point, corner to Mrs. Jennie Coggins in the line of Burns; thence with the line of Mrs. Jennie Coggins North 87 1/2 deg E 287 feet to the beginning, containing 1.3 acres, more or less, after survey in September 1960 by John R. Alley.

****INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 6121, PAGE 669, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.****

Being the same property conveyed to EnGedi Real Estate, GP, a Tennessee General Partnership, from R & A Properties, Inc., now known as R & A Prop. Inc. pursuant to name change field with Tennessee Secretary of State on May 7, 2014, a Tennessee corporation, by deed dated September 14, 2018, of record in Instrument No. 20180914-0091488, said Register's Office.

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 **2207 SPRINGFIELD HWY., GOODLETTSVILLE, TN 37072**
(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 16th day of August, 2019.

ENGEDI REAL ESTATE, GP
A Tennessee General Partnership

By: Benjamin J. Lapp, Admin. Member/Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Benjamin J. Lapp,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Admin. Member/Partner of **EnGedi Real Estate, GP**, the within-named bargainor, a Tennessee General Partnership and that he as the Admin. Member/Partner, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **EnGedi Real Estate, GP**, by himself as the Admin. Member/Partner.

Witness my hand and official seal at office, this 16th day of August, 2019.

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

Notary Public

