Karen Johnson Davidson County
Batch# 276586 DEEDWARR
08/26/2019 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $591.63
20190826-0085882

JANIE C. POLK
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

Debbie Lester
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph William LaMonica	First Community Mortgage, Inc.	148-14-0-227
(NAME)	(NAME)	
4824 Gillespie Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37129	
(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 considerations, the receipt of which is hereby acknowledged, I, Michael Engelman AKA Michael Engleman, single, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Joseph William LaMonica, single man, hereinafter called the GRANTEE(S), his/her/their 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. 73A on the plan of Haywood Forest, Section Three, as of record in Book 5800, Page 167, Register's Office for Davidson County, Tennessee, to said Lot No. 73A being the Northerly parts of Lot 73 of said subdivision, more particularly described as follows: Beginning at a point in the Southerly line of Gillespie Drive, said point being the point at which the Northeasterly corner of Lot 73 meets the Northwesterly corner of Lot 72, Haywood Forest, Section 3; thence South 52 degrees 51' 10" East 112.77 feet to a point; thence South 44 degrees 4' 19" West 43.36 feet to a point feet to a point; thence North 44 degree 36' 26" West 47.85 feet to a point; thence North 44 degrees 45' 21" West 34.83 feet to a point; thence North 47 degrees 24' 23" West 27.70 feet to a point; thence following the Southerly line of Gillespie Drive in a Northwesterly direction 28.72 feet to a point of beginning.

Being the same property conveyed to Michael Engleman by Warranty Deed from Music City Holdings, LLC dated 06/01/2018 in Instrument No. 201807020063922 Register's Office for Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4824 Gillespie Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 509481
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 20th day of August, 2019.

Michael Engelman

State of Georgia
County of Walton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Engelman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20 day of August, 2019.

Notary Public:
My Commission Expires: 10/21/22

GREGORY JAMES USHERWOOD
NOTARY PUBLIC
WALTON County
State of Georgia
My Comm. Expires Oct. 21, 2022

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.