Karen Johnson Davidson County
Batch# 324667 DEEDWARR
12/04/2019 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,139.60
20191204-0124928

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Molly Farrell
208 Laffite Cove
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
NEW OWNER
208 Laffite Cove
Hermitage, TN 37076

MAP-PARCEL:
MAP 075-11-O-A
PARCEL 124.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Lisa B. Engles and Timothy P. Engles, wife and husband,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Molly Farrell and Amos Farrell, wife and husband,** hereinafter called the Grantees, their 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 Lot 110, Phase Four-B, Heritage Meadows, as shown on plat of record in Instrument No. 20031111-0164698, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lisa B. Engles and Timothy P. Engles, wife and husband by Warranty Deed from Rebekah Marshall and husband, DeMonty Marshall, dated February 12, 2015 of record in Instrument No. 20150218-0013851, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions, and Restrictions together with By-Laws of record in Book 10337, Page 102; Declaration of Annexation of record in Instrument No. 20040419-0044083; Quitclaim Deed to Heritage Meadows Homeowners' Association, Inc. for the common area of record in Instrument No. 20090115-0003847; Easement to Bellsouth Telecommunications, Inc. of record in Book 10613, Page 652; Stormwater Detention Agreement of record in Instrument No. 20031106-0163196; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20031111-0164698, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantors.

This is improved property known as **208 Laffite Cove Hermitage, TN 37076.**

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 our hands this 2nd day of December, 2019.

Lisa B. Engles

Timothy P. Engles

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Lisa B. Engles and Timothy P. Engles, wife and husband, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $308,000.00.

AFFIANT

Subscribed and sworn to before me this 2nd day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 9/22/2020

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, Trudy Milliken, 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 Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

