NEW OWNER:

JOSHUA ENGELMAN
6211 ROBERTSON AVENUE
NASHVILLE, TN 37209

SEND TAX BILLS TO:
PINNACLE BANK
150 3rd Ave. S., Ste 1000
Nashville TN 37201

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 19-1965

Map & Parcel 09109005200

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 352702 DEEDWARR
02/04/2020 08:01:33 AM 2 pgs
Fees: $13.00 Taxes: $1,513.30
20200204-0012417

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Nine Thousand and 00/100 Dollars ($409,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JONATHAN E. BENNIE, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JOSHUA ENGELMAN, a married man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 1 on the Plan of Nall Heights, as shown on the plat of the same of record in Plat Book 5190, Page 548, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 1 fronts 119.87 feet on the South side of Robertson Avenue and extends back 119.72 feet on the West line and 119.77 feet on the East line, which is the West margin of Nall Avenue, to a dead line measuring 119.87 feet thereon.

Being the same property conveyed to JONATHAN E. BENNIE by Warranty Deed from Linda D. Terwilliger, a widow, dated December 1, 2017, and of record in Instrument No. 20171214-0127515, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the marital residence of the Grantor.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-KRAD-19-621

THIS IS IMPROVED PROPERTY more commonly known as **6211 ROBERTSON AVENUE, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5190, Page 548, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 24th day of January, 2020.

JONATHAN E. BENNIE

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JONATHAN E. BENNIE**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of January, 2020.

NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-10-2022

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is **$409,000.00**.

AFFIANT

Sworn to and subscribed to before me this 24th day of January, 2020.

NOTARY PUBLIC

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

My commission expires: _____