(2)

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-14-2023

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derek Jackson Doss	Broker Solutions Inc. Dba New American Funding	141-05-0-A-665.00 CO
(NAME)	(NAME)	
1724 Eastwick Ln.	14511 Myford Road, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Tustin, CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 383197 **DEEDWARR**
04/08/2020 01:27:44 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20200408-0037070

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Zachary Howard Engle and Hannah Susan Engle, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derek Jackson Doss and Julia Lillian Doss, husband and wife,** 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 No. 665 on the Final Plat of Avondale, Phase 3, Section 3, of record in Instrument No. 20170324-0028914, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Zachary Howard Engle and Hannah Susan Engle, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated January 5, 2018, of record in Instrument No. 20180109-0002895, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1724 Eastwick Ln., Nashville, TN 37221
(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.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plat of record in Instrument No. 20170324-0028914; Restrictions of record in Instrument No. 20081203-0117452, amended in Instrument No. 20090331-0028991, Instrument No. 20101223-0102254 and Instrument No. 20190313-0023161; Easement for stormwater detention agreement of record in Instrument No. 20141202-0110280; Homeowners Association Charter of record in Instrument No. 20081203-0117350; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 1 day of April, 2020.

Zachary Howard Engle

Hannah Susan Engle
By: Zachary Howard Engle, her Attorney-in-Fact
Zachary Howard Engle, Attorney-in-fact

STATE OF Texas
COUNTY Collin

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Zachary Howard Engle, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Mckinney (city), Texas (state), this 1 day of April, 2020.

Notary Public

My Commission Expires: 1/30/2022

SANDRA SALAS NOTARY PUBLIC STATE OF TEXAS NOTARY ID 13142929-3 MY COMM. EXP. 01/30/2022

STATE OF Texas
COUNTY OF Collin

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Zachary Howard Engle, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney-in-Fact for Hannah Susan Engle, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Hannah Susan Engle, the within named bargainor by the said Zachary Howard Engle as Attorney-in-Fact.

Witness my hand and official seal at Mckinney (city), Texas (state), this 1 day of April, 2020.

Notary Public

My Commission Expires: 1/30/2022

SANDRA SALAS NOTARY PUBLIC STATE OF TEXAS NOTARY ID 13142929-3 MY COMM. EXP. 01/30/2022