0

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 2, 2022

Karen Johnson Davidson County
Batch# 678373 **DEEDWARR**
07/16/2021 10:50:26 AM 2 pgs
Fees: $13.00 Taxes: $3,108.00

20210716-0095747

THIS INSTRUMENT WAS PREPARED BY

PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
Richard L. Engberg and Dorothy E. Engberg	**NEW OWNER**	
(NAME)	(NAME)	**131-07-0A-025.00-CO**
4244 Jamesborough Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 consideration, the receipt of which is hereby acknowledged, **GINNY U. STAGGS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD L. ENGBERG AND DOROTHY E. ENGBERG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 25 on the Plan of Phase II and Phase III, Hillsborough Place, of record in Plat Book 5200, Page 160, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ginny U Staggs by Warranty deed from Joel T Parrish and wife, Kathleen D Parrish of record in Instrument No. 20060106-0002361 Register's Office for Davidson County, Tennessee, dated December 28, 2005 and recorded on January 06, 2006.

This conveyance is subject to:
- Taxes for the year 2021.
- Matters shown on the Plan of record in Plat Book 5200, Page 160, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5151, Page 50, Book 5240, Page 165, Book 5292, Page 134, as re-recorded in Book 5332, Page 212, and amended in Instrument No. 20150203-0010005, Reg ster's Office for Davidson County, Tennessee.
- Charter of Hillsborough Place Cooperative Corporation of record in Book 5243, Page 928, in the Register's Office for Davidson Courty, Tennessee.
- Conveyance of Open Space to Hillsborough Place Cooperative Corporation of record in Book 5297, Page 535 and Instrument No. 20160812-0084172, in the Register's Office for Davidson County, Tennessee.
- Easement to the Metropolitan Government of Nashville and Davidson County of record in Book 4122, Page 331, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20161128-0124553, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary and/or Strom Drainage water Mains, Pumps and Appurtenances of record in Instrument Number 20140905-0081355, in the Register's Office for Davidson County, Tennessee.
- Easement for Driveway of record in Book 6596, Page 537, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **4244 Jamesborough Place, Nashville, Tennessee 37215**.

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), their heirs and 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), 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/our hand(s) this the 15th DAY OF JULY, 2021.

Ginny U. Staggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GINNY U. STAGGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of July, 2021.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. EVANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/25/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212