STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 2004.

Notary Public

MY COMMISSION EXPIRES: 10-12-05

(AFFIX SEAL)

RETURN TO: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

PREPARED BY:

BOX 50-B

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Thomas J. Jackoboice Jr.	First Horizon Home Loan Corporation	73-1
1905 Warden Drive	2525 West End Avenue #400	GROUP
Nashville, Tennessee 37216	Nashville, Tennessee 37203	PARCEL 166

Davidson County DEEDWARR
Recvd: 06/02/04 12:36 2pgs
Fees:13.00 Taxes:814.00

20040602-0064474

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of******* Two Hundred Twenty Thousand Dollars and Zero Cents ($220,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Douglas B. Martin and wife, Patti B. Martin, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Thomas J. Jackoboice Jr. and LeAnn Seifert, _____, 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.

BEING Lot No. 3 on the Plan of Martin Subdivision (Tract marked "Mrs. V. Robinson" on the Plan of Virginia Manor, Plat Book 1835, page 22, Register's Office for Davidson County, Tennessee) of record as Instrument No. 20040211-0016728 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Douglas B. Martin and wife, Patti B. Martin, by deed from Brenda Fay Robinson Garner, as devisee under the Last Will and Testament of Hoyt Guy Robinson, Jr., deceased, and as his sole surviving heir at law, of record as Instrument No. 20030521-0069358 and as corrected and re-recorded as Instrument No. 20030909-0131604 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 1905 Warden Drive, Nashville, TN 37216

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 _____ day of May, 2004.

Patti B. Martin

By: _____
Douglas B. Martin, Attorney in Fact

Douglas B. Martin

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Douglas B. Martin, the bargainor, 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 Nashville, Tennessee, this 27th day of May, 2004.

Mitchell A. Watts Notary Public

My commission expires: October 12, 2005

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas B. Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patti B. Martin, and acknowledged that he executed the same as the free act and deed of the said Patti B. Martin.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2004.

My commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee