20220

(1) B0136

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/04 15:33 2pgs
Fees:13.00 Taxes:666.00

20040629-0077281

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2004.

NOTARY PUBLIC AT LARGE
JUNE E. POWELL
My Commission Expires
JULY 29, 2006

Notary Public

MY COMMISSION EXPIRES

STATE OF TENNESSEE
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Jacobs and Jo Anna Jacobs	SAME	161-08 11.00
(NAME)	(NAME)	
401 Larkway Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 32711		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **GARY P. WYATT, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT A. JACOBS AND WIFE, JO ANNA JACOBS,** 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 6th Civil District of Davidson County, Tennessee, being Lot No. 22, on the Plan of Kingswood Park, as of record in Plat Book 2900, page 70, Register of Deeds Office in Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Gary P. Wyatt and wife, Joanne Wyatt, by deed from Hugh C. Cates and wife, Helen M. Cates, dated August 11, 1999, of record in Book 11615, page 912, in the Register's Office for Davidson County, Tennessee. Also being the same property in which Joanne Wyatt conveyed to Gary P. Wyatt her right, title and interest in and to the property pursuant to Marital Dissolution Agreement by Quitclaim Deed dated November 14, 2002, of record in Instrument No. 20021115-0142176, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2900, page 70, said Register's Office; and (c) restrictive covenants of record in Book 3030, page 491, and Book 3177, page 227, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 401 Larkway Court, Nashville, TN 32711

(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.

Witness my hand this 28th day of June, 2004.

Gary P. Wyatt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary P. Wyatt, an unmarried person , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2004.

Commission expires: 11/24/07

Notary Public

