Davidson County DEEDWARR
Recvd: 02/20/07 13:25 2 pg
Fees:13.00 Taxes:566.10

20070220-0020776

STATE OF TENNESSEE
COUNTY OF WILLIAMSONV

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00

Joanne Breeding
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of February, 2007.

Notary Public

MY COMMISSION EXPIRES: 5/24/09

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joanne R. Breeding	O W N E R	142-10-B-91.00CO
(NAME) 616 Barlin Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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, WE,

BRADLEY JACOB AND WIFE SHARON JACOB,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOANNE R. BREEDING,

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. 91, on the Plan of Belle Pointe, a Planned Unit Development Phase 2, of record in Book 6250, Page 797, Registers Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Bradley Jacob, married by deed from David Thomas Shefrin, single person of record in Instrument 200406230074262 on 06/17/2004 and filed for record on 06/23/2004, Register's Office for said County.

Sharon Jacob joins in this instrument to convey any interest she may have in subject property by virtue of her marriage to Bradley Jacob

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 616 Barlin Drive, 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.

Witness my/our hand(s) this 16th day of February, 2007.

Bradley Jacob

Sharon Jacob by her attorney in fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Brentwood, Tennessee this 16th day of February, 2007

Commission expires: 11/30/09

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Bradley Jacob, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Sharon Jacob, and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Sharon Jacob. WITNESS my hand and Notarial Seal this 16th day of February, 2007.

Notary Public

My Commission Expires 11/30/09