Davidson County DEEDWARR
Recvd: 08/08/07 09:41 2 pgs
Fees:13.00 Taxes:925.00

20070808-0094737

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me this 25th day of June, 2007.

Notary Public

My Commission Expires: 5/23/09

NATHAN WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument was prepared by:
Union Street Title, LLC
329 Union Street
Nashville, TN 37201

| Address New Owner(s) As Follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Michael Alan Jacobs<br>3818 West End Avenue #306<br>Nashville, TN 37205 | Michael Alan Jacobs<br>3818 W End Ave. #306<br>Nashville, TN 37205 | Map: 104-9-K<br>Parcel: 306.00CO |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JOHN F. CAWTHON**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **MICHAEL ALAN JACOBS, an unmarried man**, hereinafter called the Grantee, his heirs, successors 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 Unit No. 306, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of The Montclair, of record in Book 7332, Page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, Page 113, Instrument No. 20021231-0162451, and Instrument No. 20030113-0005471 said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

Being the same property conveyed to John F. Cawthon, by deed from Kimberly R. Hope and Cynthia M. Smith, of record in Book 11341, Page 859, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) 2007 Davidson County property taxes, a lien not yet due and payable which have been prorated as of the date of this instrument, with the Grantee assuming responsibility for payment of the same; 2) Restrictive Covenants of record in Book 6846, Page 838, Register's Office for Davidson County, Tennessee; 3) All matters appearing on the Plan of record in Plat Book 6900, Page 954, Register's Office for Davidson County, Tennessee; 4) Master Deed and By-Laws of record in Book 7332, Page 380 as amended in Book 7902, Page 113, Instrument No. 20021231-0162451, and Instrument No. 200301130005471, Register's Office for Davidson County, Tennessee; 5) The Charter of Montclair Condominiums Association, Inc. of record in Book 7887, Page 462; 6) Easements of record in Book 6846, Page 833, Book 6881, Page

926, Book 7902, Page 109, and Book 7902, Page 145, Register's Office for Davidson County, Tennessee; and 7) All applicable governmental and zoning regulations.

This property is improved property known as 3818 West End Avenue #306, Nashville, Tennessee 37205.

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, his, successors and assigns, forever. Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

GRANTOR does further covenant and bind himself, his heirs, successors, and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs, successors 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 29th day of June, 2007.

**JOHN F. CAWTHON**

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 JOHN F. CAWTHON, 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, this 29th day of June, 2007.

ALICIA RENEE' ROBERTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 1/26/08