This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Nicholas R. Jacobson
101 Balleroy Drive
Brentwood, TN 37027

MORTGAGEE:
SAME

Davidson County DEEDWARR
Recvd: 05/16/08 11:13 2 pgs
Fees:13.00 Taxes:4070.00
20080516-0050539

SEND TAX BILL TO:
New Owner

MAP	**158-11**
GROUP	
PARCEL	**55**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Thomas Van Patten and wife, Tiffany Van Patten,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey the following interest to the following parties, **as joint tenants with right of survivorship: (i) a one-half (½) undivided interest to Nicholas R. Jacobson and wife, Ashley T. Jacobson, (said one-half interest to be held and owned by the said Nicholas R. Jacobson and wife, Ashley T. Jacobson, as tenants by the entirety), and (ii) a one-half (½) undivided interest to Harry R. Jacobson and wife, Carol Jan Jacobson, (said one-half (½) interest to be held and owned by the said Harry R. Jacobson and wife, Carol Jan Jacobson, as tenants by the entirety),** 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. 1 on the Plan of Balleroy Subdivision, of record in Instrument No. 20000620-0061336, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20010418-0038197 Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Thomas Van Patten and wife, Tiffany Van Patten by deed from Tom Van Patten Construction, LLC of record in Instrument No. 20060807-0096447, Register's Office for Davidson County, Tennessee.
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> This conveyance is made subject to (1) real property taxes for 2008 and subsequent years (2) Declaration of Covenants, Conditions and Restrictions contained in an instrument of record in Instrument No. 20000619-0061044, as amended in Instrument No. 20000621-0061679, said Register's Office, (3) all of those facts, conditions and limitations shown on the Plat of record in Instrument No. 20000620-0061336, as amended by Surveyor's Certificate of Correction of record in Instrument No. 20010418-0038197, said Register's Office, (4) an easement for water main with right of ingress and egress set forth in an instrument of record in Book 2698, page 147, said Register's Office, and (5) an easement for sewer and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, set forth in an instrument of record in Book 8275, page 977, said Register's Office.
>
> This is **improved** property known as **101 Balleroy Drive, Brentwood, Tennessee 37027.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **15th** day of **May, 2008.**

Thomas Van Patten

Tiffany Van Patten

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Thomas Van Patten and wife, Tiffany Van Patten**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of May, 2008.

Carol R. Rivers
NOTARY PUBLIC

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission Expires: 11/10/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $1,100,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of May, 2008.

NOTARY PUBLIC

My Commission Expires: 7-19-08

CAROL A. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.