WARRANTY DEED

B-RLSP-08-400

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Knox

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF September, 2008.

Notary Public

MY COMMISSION EXPIRES: 4-6-10

(AFFIX SEAL)

STACY K. WILDER NOTARY PUBLIC STATE OF TENNESSEE KNOX COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Aaron T. Jacobs	AARON T. JACOBS	
400 Cody Hill Road	(NAME) 2114 Duncan Road	
(ADDRESS) Nashville, TN. 37211	(ADDRESS) Knoxville, TN. 37919	172-12-B-340.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY F. LYNN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AARON T. JACOBS, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 225, BRADFORD HILLS, SECTION FOURTEEN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 739, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MARY F. LYNN BY WARRANTY DEED FROM YAZDIAN CONSTRUCTION, INC., RECORDED ON THE 17TH DAY OF APRIL, 1995 IN BOOK 9646, PAGE 891, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS SHOWN ON THE PLAT OF BRADFORD HILLS, SECTION FOURTEEN, AS RECORDED IN PLAT BOOK 7900, PAGES(S) 6 AND 739. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS RECORDED IN BOOK 8069, PAGE 170 AND BOOK 9384, PAGE 290. SAID OF RECORD IN DAVIDSON COUNTY REGISTER'S OFFICE.

unimproved ( )

This is improved (X) property, known as 400 Cody Hill Road a/k/a 3036 Cody Hill Road, Nashville, Tennessee 37211
(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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 09/18/08 11:48 2 pgs
Fees:13.00 Taxes:795.50

20080918-0095350

Witness my/our hand(s) this 16th day of September, 2008.

Mary F. Lynn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary F. Lynn, the within named bargainor, 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, this the 16th day of September, 2008.

Notary Public

My Commission Expires: 11/12/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudolph Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903