(1)

WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20090057006 DEEDWARR
Recvd: 08/20/09 10:09 2 pgs
Fees:13.00 Taxes:2924.48
20090820-0078369

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2009.

Notary Public

MY COMMISSION EXPIRES: 4/23/2013
(AFFIX SEAL)

RETURN TO & THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James N. Jobe Jr.	Synovus Mortgage Corporation	05413012300
(NAME)	(NAME)	
3223 Lakeshore Drive	2204 Lakeshore Dr.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Birmingham, AL 35209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20091125

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, David C. Braunscheidel and wife, Christine A. Braunscheidel**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James N. Jobe, Jr., a single man**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3223 Lakeshore Drive, Old Hickory, TN 37138

(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, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 14th day of August, 2009.

David C. Braunscheidel

Christine A. Braunscheidel

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within David C. Braunscheidel and Christine A. Braunscheidel, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that David C. Braunscheidel and Christine A. Braunscheidel executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2009.

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

My Commission Expires: 4/23/2013

Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Part of Lot No. 11, Plan of Lie and Casualty Insurance Co's Subdivision of Dabbs and Elliots property known as Dupontia (Book 843, page 56, Register's Office for said County) and being bounded on the North by Thomas Dolan on the East by U.S. Government Property (old Hickory Lake) on the South by J. Michael Lynch and on the West by Lakeshore Drive and being described according to a mortgage loan inspection whose description is derived from adjacent deeds of the aforementioned surrounders by Campbell, McRae and Associates (Glenn McRae, TN RLS #1673) dated July 15, 1997 more particularly as follows:

BEGINNING at a point in the center of Lakeshore Drive said point being the Southwest corner of Lot 11, Plan of Life and Casualty Insurance Co's Subdivision of Dabbs and Elliots Property known as Dupontonia (Book 843, page 56, Register's Office for said County); thence with said centerline of Lakeshore Drive North 10° 40' West, 136.3 feet to a point; thence leaving said centerline with the Southerly line of the Thomas Dolan Property (Book 4611, page 194, Register's Office for said County) North 59° 42' East 201.3 feet to a point in the Westerly line of the U.S. Government Property (old Hickory Lake); thence with said U.S. Government Property the following two calls: South 46° 22' 29" East, 61.30 feet to a point; South 22° 21' 03" East, 90.62 feet to a point in the Northerly line of J. Michael Lynch Property (Book 9521, page 330, Register's Office for said County) also being in the Northerly line of Lot 12 of said Life and Casualty Subdivision (Book 843, page 56, Register's Office for said County); thence with said line South 63° 45' West 234 feet (Deed) 257.8 feet (meas.) to the point of beginning.

BEING all of the same property conveyed to David C. Braunscheidel and wife, Christine A. Braunscheidel by Warranty Deed from D.B. Construction, Inc., dated June 10, 1998 and filed of record in Book 10975, Page 846, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Easements of record in Book 2149, page 557, and Book 8860, page 478, Register's Office for said County.