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Southern Land Title & Escrow
934 Oldham Drive, Ste. 100-A
Nolensville, TN 37135
Phone: 615-776-7461

File No. 290700368

WARRANTY DEED

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-22-2011

(AFFIX SEAL)

JUDY PANTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 22, 2011

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen Cupp	Mortgage Investors Group	05303029500
(NAME)	(NAME)	
1504 Elliston Street	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William Kenneth Jacobs, unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Stephen Cupp, unmarried hereinafter called the grantee(s), HIS 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. 240 on the Plan of Section "C", Village of Old Hickory, as of record in Plat Book 1424, Page 66, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID Lot No. 240 fronts 57.0 feet on the westerly margin of Elliston Street and extends back 60.7 feet on the northerly line and 60.8 feet on the southerly line to a dead line in the rear, measuring 57.0 feet thereon.

Being the same property conveyed to William Kenneth Jacobs, a single man, by Deed from Paul P. Cheng and spouse, Goldy Cheng, dated September 9, 2007, filed for record on September 18, 2007 in Instrument Number 20070918-0111717, Register's Office for Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 1424, Page 66, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20090067963 DEEDWARR
Recvd: 10/06/09 08:36 2 pgs
Fees:13.00 Taxes:388.13
20091006-0092659

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1504 Elliston Street, 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(S), HIS 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), HIS 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 hands this 29th day of September, 2009.

William Kenneth Jacobs

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named William Kenneth Jacobs the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of September, 2009.

Commission expires: 9|2|2013

Notary Public

File Number: 290700368

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13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN