File No. 90975

WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
[illegible] Hard Jones Rd., Suite 220
[illegible]

BILL GARRETT, Davidson County
Trans:T20090074125 DEEDWARR
Recvd: 10/30/09 15:43 2 pgs
Fees:13.00 Taxes:969.40
20091030-0100580

LAURA B RININGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 20009.

Notary Public

MY COMMISSION EXPIRES: 3-4-13
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen L. Cox	Franklin American Mortgage Company	155-19-0A-055.00
(NAME)	(NAME)	
600 Meadow Glen Ct	501 Corporate Centre Drive, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jeffrey W. Jacobs and wife, Tori J. Jacobs, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Allen L. Cox and Elizabeth Cox, husband and wife, 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. 47 on the Plan of Traceside, Section 2, of record in Book 7900, pages 980 and 981, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Jeffrey W. Jacobs and wife, Tori J. Jacobs, by Warranty Deed from Centex Real Estate Corporation, dated March 29, 1996 and recorded April 3, 1996 in Book 10002, page 103, in the Register's Office of Davidson County, Tennessee.

Subject to all matters shown on plat of record in Book 7900, pages 980 and 981; all matters shown on PUD Boundary Plat in Book 7900, page 705; Restrictive Covenants of record in Book 9236, page 504, as amended and restated in Book 9435, page 493 and amended in Book 9677, page 675; By-Laws of record in Book 9668, page 899; Charter in Book 9668, page 894; Conveyance of Common Areas in Instrument No. 200003290031454; and Sewer Line Easement in Book 11564, page 887, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 600 Meadow Glen Ct., Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

File No. 90975
Witness our hands this 23rd day of October, 2009.

Jeffrey W. Jacobs

Tori J. Jacobs

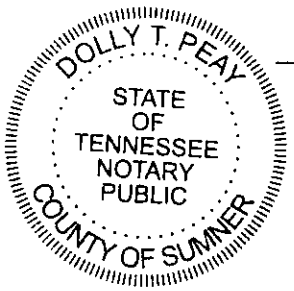
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey W. Jacobs and wife, Tori J. Jacobs, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of October, 2009.

Commission expires: 04/23/2013



Notary Public