# WARRANTY DEED

File #10072101

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2010.

Notary Public

MY COMMISSION EXPIRES: 12/7/11

(AFFIX SEAL)

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg F
Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Eileen J. Jacobi , unmarried | Wells Fargo Bank, N.A. | 020-00-0-062.00 |
| (NAME) | (NAME) | |
| 1088 Jacobs Valley Rd. | 2701 Wells Fargo Way | |
| (ADDRESS) | (ADDRESS) | |
| Joelton, TN 37080 | Minneapolis, MN 55467-8000 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, I/WE, **John L. Hostettler and wife, Stacy M. Hostettler,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eileen J. Jacobi , unmarried,** 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 the 14th, formerly the 24th Civil District of Davidson County, Tennessee, being Lot No. 8, on the Final Plat of Section 3, Jacobs Valley, as the same appears of record in Instrument No. 20021010-0124310, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to John L. Hostettler and wife, Stacy M. Hostettler by deed from Phillip Mayo and wife, Lori Mayo, dated 6/27/03, of record in Instrument No. 20030703-0092493, re-recorded in Instrument No. 20030902-0126886, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Instrument No. 20021010-0124310, said Register's Office.; Restrictive Covenants as of record in Instrument No. 20090617-0056290 and Book 11119, Page 976, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1088 Jacobs Valley Rd., Joelton,TN,37080

(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.

BILL GARRETT, Davidson County
Trans:T20100052186 DEEDWARR
Recvd: 08/23/10 12:13 2 pgs
Fees:13.00 Taxes:692.09
20100823-0066413

Witness our hands this 20th day of August, 2010.

John L. Hostettler

Stacy M. Hostettler

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared John L. Hostettler and wife, Stacy M. Hostettler with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 20th day of August, 2010.

Commission expires: April 14, 2012

Notary Public

EMILY R. NOTARY PUBLIC AT LARGE COFFEE COUNTY T

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. F
Murfreesboro, TN 37130