WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110068722 DEEDWARR
Recvd: 11/02/11 10:27 2 pgs
Fees:13.00 Taxes:406.63
20111102-0085252

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Marlee K Jacobson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2011.

Carolyn M Chandler
Notary Public

MY COMMISSION EXPIRES: 01/30/2013
(AFFIX SEAL)

CAROLYN M. PETERSEN NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marlee K. Jacobson	Acopia, LLC	09606013800
(NAME)	(NAME)	
2808 Hastings Road	306 Northcreek Blvd, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Goodlettsville, TN 37072	
(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, we, **Erich Justin Webber and Jennifer Lee Ann Webber, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Marlee K. Jacobson, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 57 on the Map of Donelson Heights, as of record in Plat Book 1424, page 35, Registers Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Erich Justin Webber and Jennifer Lee Ann Webber by Deed from Alan L. James and wife, Nancy S. James, dated 05/27/2004 and filed for record on 06/02/2004 in Instrument 200406020064682, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 1424, Page 35, said Register's Office.

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 2808 Hastings Road, Nashville, TN 37214
(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/or 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/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular

The said Erich Justin Webber being one in the same as Erich Webber.
The said Jenner Lee Ann Webber being one in the same as Jennifer Webber.

number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27 day of OCTOBER, 2011.

Erich Justin Webber aka Erich Webber

Jennifer Lee Ann Webber aka Jennifer Webber

State of Tennessee
County of KNOX

Personally appeared before me Erich Justin Webber and Jennifer Lee Ann Webber, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27 day of OCTOBER, 2011.

Notary Public
My Commission Expires: 9/2/2014

K. CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122