File No. 120165

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120024322 DEEDWARR
Recvd: 04/04/12 08:42 2 pgs
Fees:13.00 Taxes:344.10
20120404-0028376

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: 04/23/2012
(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Jessami S. Jacobson	Franklin American Mortgage Company	
(NAME)	(NAME)	
2312 Tally Green Ct.	501 Corporate Centre Drive	073-15-0-028.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, **Regina L. Keltner, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessami S. Jacobson, 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:

BEING Lot No. 3-B on the Plan of Zone Lot Division, Lots 2, 3, 6 & 7, Tally Green, of record in Plat Book 6250, Page 954, which amends Plat Book 6250, Page 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Regina L. Keltner, unmarried, by Warranty Deed from John Kimery, Bradley Pennington and Thomas Schoonover, dated November 23, 1993 and recorded November 30, 1993 in Book 9168, Page 670, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the 2012 property taxes, which have been prorated and assumed by the Grantee; to all matters shown on plat of record in Plat Book 6250, Page 954 and Plat Book 6250, Page 73; Sanitary Sewer Easement in Book 6369, Page 575; and Easements in Book 6643, Page 817 and Book 6643, Page 856, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2312 Tally Green Ct., 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 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. 120165
Witness my hand this 28th day of March, 2012.

Regina L. Keltner

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 REGINA L. KELTNER, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of March, 2012.

Commission expires: 3/28/2015

Notary Public

TRACI MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY