39B

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00

Affiant

Subscribed and sworn to before me this 30th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-03-15

(AFFIX SEAL)

JORETTA F. NORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

R-FC-12-308

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mikael Allen Jacobs	Cornerstone Home Lending	
308 Scott Avenue	(NAME) 1177 West Loop South Ste 200	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Houston, TX 77027	83-2-323.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we SHAWN ROHAN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MIKAEL ALLEN JACOBS AND ASHLEY HARTON JACOBS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND SITUATED IN DAVIDSON COUNTY, TN:

BEING A PART OF LOT NO. 11 ON THE ORIGINAL PLAN OF BROWNSVILLE, AS SHOWN ON PLAN OF RECORD IN PLAT BOOK 21, PAGE 9, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF SCOTT AVENUE 200 FEET NORTHERLY FROM THE NORTHERLY MARGIN OF LOCKE STREET; THENCE WITH THE EASTERLY MARGIN OF SAID AVENUE, NORTHERLY 50 FEET; THENCE EASTERLY PARALLEL WITH LOCKE STREET 200 FEET; THENCE SOUTHERLY PARALLEL WITH SAID AVENUE 50 FEET; THENCE WESTERLY PARALLEL WITH SAID STREET 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SHAWN ROHAN BY DEED FROM ERIC SOX OF RECORD AT INSTRUMENT NO. 20111117-0090138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 15, 2011.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 21, PAGE 9; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE ABOVE-DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL OR PRIMARY RESIDENCE OF THE GRANTOR(S) HEREIN.

unimproved ( )

This is improved (X) property, known as 308 Scott Avenue, Nashville, Tennessee 37206

(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 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 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:T20120032633 DEEDWARR
Recvd: 05/03/12 13:44 2 pgs
Fees:13.00 Taxes:1169.20
20120503-0038169

Witness my/our hand(s) this 30th day of April, 2012.

Shawn Rohan by Libbie K Rohan as attorney in fact

Shawn Rohan by Libbie K. Rohan as Attorney in Fact

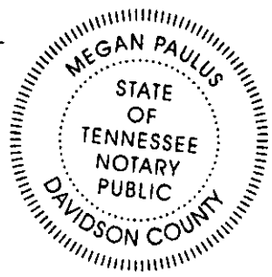
STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of April, 2012, before me personally appeared Libbie K. Rohan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Shawn Rohan and who acknowledged he/she/they executed the same as the free act and deed of the said Shawn Rohan.

Witness my hand and official seal, this the 30th day of April, 2012.

Megan Paulus

Notary Public



My Commission Expires: 1-9-16

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903