BILL GARRETT, Davidson County
Trans:T20120047251 DEEDWARR
Recvd: 06/27/12 09:27 2 pgs
Fees:13.00 Taxes:758.50

20120627-0056187

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $205,000.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2012.

Notary Public
My commission expires: 5/20/14

04-1206-54363

Address of New Owner:	Send Tax Bills to:	Tax Information
Amy B. Jacobs 2117 Eastwood Avenue Nashville TN 37212	Same as new owner 901 Bradford Ave Nashville, TN 37204	105-13-0-026.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Evelyn M. Wiggins, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Amy B. Jacobs and Ashley A. Jacobs, Joint Tenants with Right of Survivorship, hereinafter called the Grantees, their successors 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. 320, on the Plan of Resubdivision, Part of Belmont Land Company's Subdivision called Belmont Heights, of record in Plat Book 421, Page 71, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Evelyn M. Wiggins, unmarried, by deed from William Esters Cole and Nyokie Cole, dated October 20, 1976 and recorded November 22, 1976, of record in Book 5090, Page 107, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2117 Eastwood Avenue, Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 25th day of June, 2012.

Evelyn M. Wiggins

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Evelyn M. Wiggins, 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 in Smyrna, TN, this 25th day of June, 2012.

Paige B. Mayercik
State of Tennessee at Large

My Commission expires: 11/22/14

