BILL GARRETT, Davidson County
Trans:T20120054114 DEEDWARR
Recvd: 07/24/12 08:56 2 pgs
Fees:13.00 Taxes:693.75
20120724-0064777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 187,500.00

Margaret Davidson
Affiant

Subscribed and sworn to before me, this 16th day of July, 2012.

Notary Public

My commission expires: 12/23/14

JENNIFER MCEWEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARGARET DAVIDSON	**PNC Mortgage, a division of**	05303019600
1307 CLARKE ST	**116 Allegheny Center Mall**	
OLD HICKORY, TN 37138	**Pittsburgh, PA 15212**	

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 ACKNOWLEDGE, WE,

WILLIAM KENNETH JACOBS, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARGARET DAVIDSON, 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 DAVIDSON COUNTY, TENNESSEE. BEING LOT NO. 186 OF SECTION "B", ON THE PLAN OF E.I. DU POINT DE NOMOURS AND COMPANY'S SUBDIVISION, AS OF RECORD IN BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 186 FRONTS 56 FEET ON THE EASTERLY SIDE OF CLARKE STREET AND EXTENDS BACK 88.6 FEET ON THE NORTHERLY LINE AND 88.8 FEET ON THE SOUTHERLY LINE TO A DEAD LINE, MEASURING 56 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM KENNETH JACOBS, UNMARRIED BY WARRANTY DEED FROM ELIZABETH JEAN VAUGHN, MARRIED AND JOHN EDWARD BEAM, MARRIED DATED 06/03/10 AND RECORDED ON 06/07/10 IN INSTRUMENT NO. 20100607-0044029, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book 1424, Page 67, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1307 CLARKE ST, OLD HICKORY, TN 37138.

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 in 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.

Witness my/our hand(s) this 16th day of July, 2012.

WILLIAM KENNETH JACOBS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, WILLIAM KENNETH JACOBS, the within named Grantors, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of July, 2012.

Notary Public

My Commission Expires: 12/23/14

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY