Return to: John T. Cook, PC

Box 14
File #24352-8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120073710 DEEDWARR
Recvd: 10/01/12 08:41 2 pgs
Fees:13.00 Taxes:395.90
20121001-0088849

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$107,000.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of September, 2012.

Notary Public

My commission expires: 3/1/15

(AFFIX SEAL)

JENNIFER L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William Kenneth Jacobs **Thomas Edward Baker**	**Owners**	**Map 053-03-0 Parcel 046-00**
1209 Jones St.		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

David M. Manginelli and Susan Manginelli

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

William Kenneth Jacobs, unmarried, as to an undivided 50% interest, and Thomas Edward Baker, unmarried, as to an undivided 50% interest, as Joint Tenants with Right of Survivorship

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:

ALL that certain parcel o land situated in the County of Davidson County, Tennessee, being more particularly described as follows: LAND in Davidson County, Tennessee, being Lot No. 108 on the Plan of Village of Old Hickory, Section "B", as of record in Book 1424, Page 67, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to David M. Manginelli and Susan Manginelli, by Deed from Federal Home Loan Mortgage Corporation, of record in Instrument No. 20100810-0063203, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **1209 Jones 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 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.

Witness my/our hand(s) this **28th** day of **September, 2012.**

David Manginelli

Susan Manginelli

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **David Manginelli and Susan Manginelli,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **September, 2012.**

Notary Public

My Commission Expires: 3/1/[illegible]

JENNIFER L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY