BILL GARRETT, Davidson County
Trans:T20120099970 DEEDWARR
Recvd: 12/31/12 12:20 3 pgs
Fees:18.00 Taxes:1073.00
20121231-0120666

Box 44

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

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

Notary Public

My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2014

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Ellen Russell Jacobson 235 Deer Park Circle Nashville, TN 37205	SAME	Map78 Parcel 8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE B. WEST**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **ELLEN RUSSELL JACOBSON**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey of Barge, Waggoner, Sumner and Cannon, Engineers-Planners, dated March 9, 1978, as follows:

Beginning at a point in the center of Clees Ferry Road (also known as Cleeces Ferry Road), said point being the southeast corner of the property conveyed to William Keel, Jr. and wife, Lyla Mae Keel, of record in Book 2692, page 571, Register's Office for said County; thence, with the approximate centerline of said road, south 02 degrees 59 minutes west 574.0 feet to a point; thence, south 02 degrees 29 minutes west 306.2 feet to a point; thence, south 10 degrees 08 minutes west 300.3 feet to a point; thence, south 01 degrees 18 minutes west 249.6 feet to a point; thence, south 04 degrees 48 minutes east 507.9 feet to a

point, the southeasterly corner of this tract; thence, leaving the approximate centerline of said road with a fence line north 81 degrees 00 minutes west 1370.4 feet to the center of a branch; thence with the meanders of said branch in a southerly and then westerly direction 1320 feet, more or less, to the low water line of the Cumberland River; thence, downstream with said low water line 1850 feet, more or less, to the southwest corner of the property conveyed to Robert S. O'Connor and wife, Mary Ann O'Connor, of record in Book 3877, page 957, Register's Office for said county; thence, with a fence line and with O'Connor's south line South 87 degrees 20 minutes east 2442.0 feet to the west line of said Keel's property; thence, with a fence line and with said Keel's west line south 01 degree 44 minutes west 206.0 feet to Keel's southwest corner; thence, with Keel's south line and with a fence south 86 degrees 46 minutes east 277.0 feet to the point of beginning.

Included in the above described tract of land, but specifically excluded therefrom is that portion of the property contained within the bounds of Cleeces Ferry Road and that portion of the property conveyed by deed of record in Book 2153, page 591, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Georgianna Russell, Executrix to George B. West by Quitclaim Deed of record in Book 9438, Page 283, Register's Office for Davidson County, Tennessee and by Georgianna West Russell, Testamentary Trustee et al. to George B. West by Quitclaim Deed of record as Instrument No. 20090817-0077183, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. Easements, Restrictions and Requirements contained in Conservation Easement Deed of record as Instrument No. 20101013-0082016, Register's Office for Davidson County, Tennessee.

2. Warranty Deed and Flowage Easement to United States of America, of record at Book 2153, page 591, Register's Office for Davidson County, Tennessee.

3. Boundary Line Agreement of record in Book 3810, page 390, Register's Office for Davidson County, Tennessee.

4. Application for Greenbelt Assessment of record in Book 9111, page 591, Register's Office for Davidson County, Tennessee.

5. Right of way deed of record in Book 2492, page 495, Register's Office for Davidson County, Tennessee, and Roadway Dedication of record in Book 3828, page 326, Register's Office for Davidson County, Tennessee.

6. Consent to Easement of record in Book 2157, page 608, Register's Office for Davidson County, Tennessee.

7. Title to that portion of the premises embraced within the bounds of any roads, streets or highways.

8. Subject to the flow of any creeks over subject property.

This is unimproved property known as: **0 Cleeces Ferry Road, Nashville, TN 37218.**

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, her heirs and assigns, forever; and I covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of December, 2012.

George B. West

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE B. WEST**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of December, 2012

(Seal)

Notary Public

My Commission Expires:

