# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130022310 DEEDWARR
Recvd: 03/19/13 11:36 2 pgs
Fees:13.00 Taxes:1971.36
20130319-0027174

File No.: ALW-13-1014

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $532,800.00

Hannah K
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MARCH, 2013.

Amanda Vaughn
Notary Public

MY COMMISSION EXPIRES: 08/23/2016
(AFFIX SEAL)

STATE of TENNESSEE Notary Public AMANDA VAUGHN DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
1812 Broadway
Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Scott Douglas Jacobs | NEW OWNER | 118-9-106.00 |
| (NAME) | (NAME) | |
| 1014 Graybar Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JOSEPH PATRICK WILLIAMS JR., A MARRIED MAN**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **SCOTT DOUGLAS JACOBS**, 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 in Davidson County, Tennessee, being Lot No. 18, MAP OF ORIENTAL GOLF CLUB SUBDIVISION, SECTION ONE, as shown on plat of record in Plat Book 1424, Page 10, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph Patrick Williams, Jr. by Warranty Deed from Brett Beavers and wife, Elizabeth G. Beavers, dated October 16, 200, of record in Instrument No. 20091019-0096334, in the Register's Office of Davidson County, Tennessee.

Ann Williams joins in the execution of this instrument for the purpose of conveying any/all interest she may have in subject property by virtue of her marriage to Joseph Patrick Williams, Jr..

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1014 Graybar Lane, Nashville, TN 37204
(House Number) (Street) (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 GRANTEES, 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.

Witness my/our hand(s) this 18th day of March, 2013.

Joseph Patrick Williams Jr.

Ann Williams

STATE OF Tennessee
COUNTY OF Davidson
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Patrick Williams Jr., and wife, Ann Williams, the within named bargainor(s), 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, this the 18th day of March, 2013.

Notary Public
My Commission Expires: 10/18/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**RETURN TO:**

**Commerce Title & Escrow, LLC**
**1812 Broadway**
**Nashville, TN 37203**
**(615)515-7171**