BILL GARRETT, Davidson County
Trans:T20130043666 DEEDWARR
Recvd: 05/24/13 10:41 2 pgs
Fees:13.00 Taxes:262.70

20130524-0052751

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $71,000.00

Affiant

Subscribed and sworn to before me, this 14th day of May, 2013.

Notary Public
My commission expires: 8/23/16

CHARLES M. WINN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
Foundation Title and Escrow, LLC
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

06-1304-75135

Address of New Owner:
Steve Jacobs
3933 Plantation Drive
Hermitage TN 37076

Send Tax Bills to:
New Owner

Tax Information
075-09-0-061.00

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, **Gina Jackson, Executrix of the Estate of Dorothy Ann McElhiney, Deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Steve Jacobs, unmarried and Michelle Stine, unmarried, as 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. 112, on the Plan of Hermitage Hills Subdivision, Section I, of record in Book 2900, Page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles L. McElhiney and wife, Dorothy P. McElhiney by deed from Hugh J. Wells and wife, Louise K. Wells, dated August 11, 1966, recorded August 19, 1966, of record in Book 4048, Page 964, Register's Office for Davidson County, Tennessee. Dorothy P. McElhiney having since died on or about June 29, 2012, with a Last Will and Testament in the Probate Court for Davidson County, Tennessee, Docket No. 12P-1501 directing property to be sold by Gina Jackson, as the Executrix of the Estate of Dorothy Ann McElhiney, Deceased.

Also Being the same property conveyed to Gina Jackson, as the Executrix of the Estate of Dorothy Ann McElhiney, Deceased by Quitclaim Deed from Charles L. McElhiney, unmarried, dated May 9, 2013, recorded May 24, 2013, of record in Instrument No. 20130524-0052750, 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 3933 Plantation Drive, Hermitage, TN 37076

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 10th day of May, 2013.

Gina Jackson, as the Executrix of the
Estate of Dorothy Ann McElhiney, Deceased.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, Gina Jackson, Executrix of the Estate of Dorothy Ann McElhiney, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand this 10th day of May, 2013.

Notary Public
State of Tennessee at Large

My Commission expires 10.19.13

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD