File No. 20130192

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Landon Austin and Marcus Austin	New Owner	103-14-0A-058.00 CO
(NAME)	(NAME)	
4500 Post Road, #F-58		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130082677 DEEDWARR
Recvd: 09/24/13 13:59 2 pgs
Fees:13.00 Taxes:850.63

20130924-0100447

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 ACKNOWLEDGED, WE, Jeffrey Wayne Jacobs, Executor and sole Devisee of the Estate of Marjorie Ruth Jacobs, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Landon Austin, unmarried and Marcus Austin, married as Joint Tenants in common 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. F-58, in a Horizontal Property Regime located on the plat of The Hillwood, a condominium, of record in Book 6250, Page 503, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to E. Garland Jacobs and wife, Marjorie R. Jacobs, by Warranty Deed from Madge H. Fuson, an unmarried woman, dated 6/23/86 and recorded 6/24/86 in Book 6895, Page 479, Register's Office for Davidson County, Tennessee. E. Garland Jacobs is a/k/a Elliott Garland Jacobs. Elliott Garland Jacobs died on November 24, 2005 leaving Marjorie R. Jacobs as surviving tenant by the entirety. Marjorie R. Jacobs a/k/a Marjorie Ruth Jacobs died testate on February 14, 2013 leaving Jeffrey Wayne Jacobs, Executor and sole Devisee. See Last Will and Testament of Marjorie Ruth Jacobs filed in Case No. 13P-527 in the Probate Court for Davidson County, Tennessee.

Subject to all matters shown on plat of record in Book 6250, Page 503; all matters contained in Master Deed & By-Laws of record in Book 5280, Page 464, as amended in Book 5281, Page 357, Book 6553, Page 108, Book 6612, Page 155, Book 7702, Page 606, Book 7822, Page 263, Instrument No. 20081125-0115372 and Instrument No. 20130326-0029697; and Charter in Book 5286, Page 122, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4500 Post Road, #F-58, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20130192

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 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 hand this 20th day of September, 2013.

Jeffrey Wayne Jacobs, Executor and Devisee

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Wayne Jacobs, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of September, 2013.

Commission expires:

Notary Public

