BILL GARRETT, Davidson County
Trans:T20130093315 DEEDWARR
Recvd: 10/31/13 12:33 2 pgs
Fees:13.00 Taxes:959.04

20131031-0113140

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 259,200.00

Charlie L Walling
Affiant

Subscribed and sworn to before me, this 30th day of October, 2013.

Jana Drury
Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
BEN JACOBS **JENNIFER SHEPPARD**	new owner	**11200009100**
9033 OLD CHARLOTTE PIKE		
PEGRAM, TN 37143		

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 ACKNOWLEDGE, WE,

CHARLIE L. WALLING, UNMARRIED

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

BEN M JACOBS and JENNIFER SHEPPARD, JOINT TENANTS WITH RIGHTS 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 tract of land in the 9th Civil District of Davidson County, Tennessee, according to a survey made by Petty & Petty, dated May 28, 1968, and being more particularly described as follows, to-wit:

BEGINNING at a point in the easterly margin of Old Charlotte Pike, said point being 687 feet in a southerly direction along the easterly margin of Old Charlotte Pike from the northwest corner of the property conveyed to J.
Dedrick Stevens and E. D. Hill by deed from B. T. Miller and wife, Nell Gordia Miller of record in Book 4123, page 349, said Register's Office; thence south 74 deg. 50' east a distance of 827 feet to a point south 2 deg. 46'
west a distance of 167 feet to a point; thence north 74 deg. 45' west a distance of 867 feet to a point in the easterly margin of Old Charlotte Pike (part of last call being erroneously omitted from prior deed); thence along the easterly margin of Old Charlotte Pike north 17 deg. 36' (erroneously shown as 37' in prior deed) east a distance of 160 feet to the point of beginning. Said tract of land being designated as Tract No. 5.

For informational purposes only: prior deed references subject property to contain 3.2 acres.

Being the same property conveyed to Charlie L. Walling by Quitclaim Deed from Cynthia R. Howe Walling, dated September 29, 1995, recorded February 9, 1996, of record in Book 9943, Page 852, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 9033 OLD CHARLOTTE PIKE, PEGRAM, TN 37143.

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 in 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 30th day of October, 2013.

Laurie L. Walling
CHARLIE L. WALLING

_____

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CHARLIE L. WALLING, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of October, 2013.

Jana Drury
Notary Public

MY COMMISSION EXPIRES
MARCH 1, 2016
My Commission Expires:_____

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY