RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN133860

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140004375 DEEDWARR
Recvd: 01/21/14 11:05 2 pgs
Fees:13.00 Taxes:1665.00
20140121-0005419

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2014.

NOTARY PUBLIC

My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne B. Brown and Scott Sacks 1808 Ordway Nashville, TN 37206	SWBC Mortgage Corporation 9311 San Pedro Ave., #100 San Antonio, TX 78216	08310023800

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifty Thousand and 00/100 Dollars ($450,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRITNI H. JACOBS AND HUSBAND, MARK JACOBS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SUZANNE B. BROWN AND SCOTT SACKS, WIFE AND HUSBAND**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being the Easterly part of Lot 7, Batson and Williams Subdivision, as shown on Plan of record in Plat Book 1424, page 30, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

Said part of Lot No. 7 fronts 46.6 feet on the southerly margin of Ordway Place and extends back 157 feet to the easterly line and 153 feet on the westerly line to a line in the rear measuring 92.4 feet more or less thereon.

Being the same property conveyed to Britni H. Jacobs and husband, Mark Jacobs, by Warranty Deed from Aerial Investment Properties, LLC, a Tennessee Limited Liability Company, dated 6/12/2012, recorded 6/20/2012, of record in Instrument No. 20120620-0054177, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1808 Ordway, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 17th day of January, 2014.

Britni H. Jacobs
BRITNI H. JACOBS

Mark Jacobs by Britni H. Jacobs as attorney in fact
MARK JACOBS, BY BRITNI H. JACOBS, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Britni H. Jacobs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 17th day of January, 2014.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Leslie Garside
Notary Public

My commission expires: 12/23/2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 17th day of January, 2014, before me, appeared Britni H. Jacobs, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that she is the lawful attorney-in-fact for Mark Jacobs, and that said instrument was signed in behalf of the said Mark Jacobs by herself as his attorney-in-fact.

Witness my hand at office this the day and year above written.

Leslie Garside
Notary Public

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

My commission expires: 12/23/2014