When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. R14-1167

BILL GARRETT, Davidson County
Trans:T20140024824 DEEDWARR
Recvd: 04/11/14 15:05 2 pgs
Fees:13.00 Taxes:758.50
20140411-0030727

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1065**

WARRANTY DEED

THIS INDENTURE, made and entered into this **3/31/2014**, by and between **Brian Seth Regan, unmarried** parties of the first part, and **Benjamin A. Jacoby, an unmarried man and Sarah L. VanArsdal, an unmarried woman as joint tenants with rights of survivorship**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

Being Lot No. 80 on the map of Dalewood Subdivision, Section I, of record in Book 1421 page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete description.

Being the same property conveyed to Brian Seth Regan, unmarried by deed from Deborah K. Caplenor, now known as Deborah Caplenor Brown, an unmarried widow, dated August 19, 2009 in Instrument Number 20090821-0078637, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All existing easements and restrictions of record.

Parcel ID # **072 08 0 130.00**
☒ Improved **2228 Stratford Avenue, Nashville, TN 37216**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

B. Seth Regan — 3/31/14

Brian Seth Regan

JARED MASTERSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20144000371
MY COMMISSION EXPIRES JANUARY 28, 2018

STATE OF Colorado

COUNTY OF Arapahoe

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Brian Seth Regan** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 31st day of March, 2014..

Notary Public

My Commission Expires: Jan 28, 2018

****

Owner's Name: **Benjamin A. Jacoby and Sarah L. VanArsdal**

and Address: **2228 Stratford Avenue, Nashville, TN 37216**

Mail tax bills to: Movement Mortgage, LLC, 841 Seahawk Circle, Virginia Beach, VA 23452

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$205,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF

COUNTY OF

Subscribed and sworn to before me this 31st day of March, 2014..

Notary Public

My Commission Expires:

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017