BILL GARRETT, Davidson County
Trans:T20140059952 DEEDWARR
Recvd: 08/14/14 14:31 2 pgs
Fees:13.00 Taxes:580.90
20140814-0073674

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Mark A. & Sharon Jakubowski
624 Atlanta Drive
Hermitage, TN 37076

SEND TAX BILL TO:
USAA Federal Savings Bank
10750 McDermott Freeway
San Antonio, TX 78288

MAP/PARCEL 07504010500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Mark A. Jakubowski, Jr. and wife, Constance S. Jakubowski,** has this day bargained and sold, and does hereby transfer and convey unto **Mark A. Jakubowski and Sharon Jakubowski, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 374 on the Plan of Section Six Tulip Grove of record in Plat Book 4460, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark A. Jakubowski, Jr., and Constance S. Jakubowski, husband and wife by deed from Judith P. Owen, a single woman of record in Instrument No. 20030819-0120122 Register's Office for Davidson County, Tennessee, dated August 14, 2003 and recorded on August 19, 2003.

This is improved property known as: **624 Atlanta Drive, Hermitage, Tennessee 37076.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 4460, page 19, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 1st day of August, 2014.

Mark A. Jakubowski, Jr.

Constance S. Jakubowski

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Mark A. Jakubowski, Jr. and Constance S. Jakubowski,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 1st day of August, 2014.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $157,000.00.

AFFIANT

Subscribed and sworn to before me this the 1st day of August, 2014.

NOTARY PUBLIC

My Commission Expires: _____

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

File No: 147245