WARRANTY DEED

ANGELA A RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 20, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3/20/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Jacobs and Doris R. MacGill,	MORTGAGE RESEARCH CTR.	06505002200
(NAME)	(NAME)	
4885 Shasta Drive	1400 VETERANS UNITED DR.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37138	COLUMBIA, MO 65203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Rosalie M. Tekely and spouse, Richard S. Tekely, , HEREINAFTER CALLED THE Michael J. Jacobs, single man and Doris R. MacGill, a single woman, as 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:

Lot NO. 431 on the Plan of Sherwood Forest, Section 4, as of record in Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee.

Said Lot No. 431 fronts 84.50 feet on the easterly side of Shasta Drive and extends back 157.08 feet on the southerly line and 129.29 feet on the northerly line to a dead line which is a broken line measuring 121.30 feet therefrom.

Being the same property conveyed to Rosalie M. Tekely and spouse, Richard S. Tekely, by deed of record in Instrument Number 20130304-0021353, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Sherwood Forest, Section 4, of record in Book 4460, Pages 182 and 183, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 4704, Page 448, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4885 Shasta Drive, Nashville, TN 37138

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

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.

BILL GARRETT, Davidson County
Trans:T20140077620 DEEDWARR
Recvd: 10/15/14 10:06 2 pgs
Fees:13.00 Taxes:614.02
20141015-0095133

Witness our hands this 8th day of October, 2014.

Richard S Tekely

Rosalie M Tekely

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rosalie M. Tekely and Richard S. Tekely,, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 8th day of October 2014.

Commission expires:

Notary Public

