WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150032356 DEEDWARR
Recvd: 04/29/15 10:40 2 pgs
Fees: 13.00 Taxes: 1979.50
20150429-0038225

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley A. Jacobs	F&M Bank	105-13-0-0330.00
(NAME)	(NAME)	
901 Bradford Avenue	100 Bluegrass Commons Blvd., Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Amy Jacobs,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ashley A. Jacobs,** 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:

LAND in Davidson County, Tennessee, being the east 64.5 feet front and 63.1 feet rear of Lot No. 44 on the Map of Waldkirch, as of record in Book 421, Page 90, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 64.5 feet on the south side of Bradford Avenue, and runs back between lines and along the west margin of 9th Avenue South, 160 feet to an alley on which it measures 63.1 feet.

BEING the same property conveyed to Amy Jacobs, unmarried, by Warranty Deed from Cassandra Biles, Executrix of the Estate of Jesse P. Thompson, dated 6/30/10 and recorded 7/1/10 in Instrument Number 20100701-0051604, Register's Office for Davidson County, Tennessee. Former Sales Price of $185,000.00.

Subject to all restrictions and/or existing easements and all other matters shown on plat of record in Book 421, Page 90, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 901 Bradford Avenue, Nashville, TN 37204
(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.

Witness my/our hands this 24th day of April, 2015.

Amy Jacobs

State of Tennessee
County of Sumner

Personally appeared before me Amy Jacobs, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of April, 2015.

Notary Public Janet Adams
My Commission Expires:

File No.: 150331

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-14-2016