WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150033820 DEEDWARR
Recvd: 05/04/15 11:11 2 pgs
Fees:13.00 Taxes:732.60
20150504-0040034

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 5.20.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey A. Jacobs	Movement Mortgage, LLC	151090A02600CO
(NAME)	(NAME)	
6341 Paddington Way	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William F. Van Mullen and wife, Doris J Van Mullen**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jeffrey A. Jacobs and Andrea R. Jacobs, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 26, on the plan of Phase 1, Section 1, Long Hunter Chase, Phase 1, as shown on plat of record in Plan Book 7900, Pages 829, 830 and 831, Register's Office Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William F. Van Mullen and wife, Doris J. Van Mullen by Warranty Deed dated from Todd Zeitlin Construction Co., a Tennessee corporation of record in Book 10339, Page 458, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to all matters as set forth per Book 7900, Page 829, Book 7900, Page 830, Book 7900, Page 831, Declaration of Covenants, Conditions and Restrictions of record in Book 9430, Page 251, and amended in Book 9534, Page 938, and also amended in Book 9534, Page 942, By-Laws of record in Book 9430, Page 279, Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 9588, Page 930, Deed of Conveyance of record in Book 9988, Page 946, Deed of Conveyance of record in Book 9988, Page 950, Charter of record in Book 9433, Page 953, Quitclaim Deed to the Homeowner's Association of record in Book 9649, Page 764, and Quitclaim Deed to the Homeowner's Association of record in Instrument 200308200120927, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6341 Paddington Way, Antioch, TN 37013

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 30th day of April, 2015.

William F. Van Mullen

Doris J Van Mullen

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William F. Van Mullen and Doris J Van Mullen, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of April, 2015.

Notary Public
My Commission Expires: 4-15-17

CONNIE BEARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167