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|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 15064355** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: ~~$256,000.00~~ $258,000.60<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of June, 2015.<br><br>Notary Public<br>My Commission Expires: 3/25/18 |

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO: KIM MURRAY

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| James McDonald<br>3818 West End Ave #306<br>Nashville TN 37205-2467 | New Owner | Tax Parcel ID No.<br>104090K30600CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Alan Jacobs, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James P. McDonald, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 306, The Montclair, as described in the Master Deed Establishing Horizontal Property Regime of The Montclair, of record in Book 7332, Page 380, Register's Office for Davidson County, Tennessee, as amended by instrument of record in Book 7902, Page 113, Instrument No. 20021231-0162451, and Instrument No. 20030113-0005471 said Register's Office, together with an undivided interest in the common elements appurtenant to such Unit, as described in said Master Deed, as amended.

Being the same property conveyed to Michael Alan Jacobs, an unmarried man by Warranty Deed from John F. Cawthon, recorded on the 8th day of August, 2007 in Instrument No. 20070808-0094737, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE MONTCLAIR, as recorded in Plat Book 6900, Page(s) 954.

Covenants, Conditions and Restrictions as recorded in Book 6846, Page 838.

Charter of Homeowners Association recorded in Book 7887, Page 462.

BILL GARRETT, Davidson County
Trans:T20150053939 DEEDWARR
Recvd: 07/06/15 10:00 2 pgs
Fees:13.00 Taxes:954.60
20150706-0064736

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE MONTCLAIR of record in Book 7332, Page 380 , as amended by instrument(s) of record in Book 7902, Page 113 and Instrument Nos. 20021231-0162451 and 20030113-0005471; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Ingress/Egress, recorded in Book 6846, Page 833, corrected in Book 6881, Page 926 and Book 7902, Page 109.

Easement recorded in Book 7902, Page 145.

This is improved property located at 3818 West End Ave #306 Nashville TN 37205-2467

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of June, 2015.

Michael Alan Jacobs by Jon Harris
Attorney in Fact his attorney-in-fact

Megan Sabbatini Jacobs by Jon Harris
Attorney in Fact her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jon Harris, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Michael Alan Jacobs and Megan Sabbatini Jacobs, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 30th day of June 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018