BILL GARRETT, Davidson County
Trans:T20150070275 DEEDWARR
Recvd: 08/20/15 10:53 2 pgs
Fees:13.00 Taxes:403.56
20150820-0083986

FROM: Linda Faye Marlin Jacobs
TO: L. Darlene Jacobs and Ann Lucille Anderson

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
L. Darlene Jacobs and Ann Lucille Anderson 2402 McGinnis Drive Nashville, Tennessee 37216	(Same)	Map 73-9 Parcel 71

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Robert R. Campbell, Jr., Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $109,071.00.

R. Darlene Jacobs
Affiant

Subscribed and sworn to before me, this the 19th day of August, 2015.

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Expires: 5/6/19

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Linda Faye Marlin Jacobs, an unmarried person, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto L. Darlene Jacobs and Ann Lucille Anderson, as tenants in common, with rights of survivorship, hereinafter called "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 Lot No. 76 on the Plan of Gibson Heights as of record in Book 1835, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 75 feet on the Southerly side of McGinnis Drive and extends back 203.1 feet on the Westerly line and 211.6 feet on the Easterly line to a dead line and measuring 75.50 feet thereon.

Being the same property conveyed to Linda Faye Marlin Jacobs by deed from Mary Helen Anderson to Thomas N. Jacobs, Jr. and wife, Linda M. Jacobs, of record in Book 4658, page 297, said Register's Office, and by Final Decree, of record in Book 5540, page 350, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Taxes for the year 2015 and subsequent years.

2. All matters shown on the plan of record in Book 1835, page 133, said Register's Office.

3. Sanitary sewer and/or storm drainage easement of record in Book 4147, page 297, said Register's Office.

This is improved property known as 2402 McGinnis Drive, Nashville, Tennessee 37216.

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 GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenants and binds herself, her heirs and assigns, 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 hand this 19th day of August, 2015.

Linda Faye Marlin Jacobs

Linda Faye Marlin Jacobs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Faye Marlin Jacobs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 19th day of August, 2015.

Jeanette L. Ramer

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.