R6B

WARRANTY DEED

File #15307

BILL GARRETT, Davidson County
Trans:T20150072177 DEEDWARR
Recvd: 08/25/15 16:01 3 pgs
Fees:18.00 Taxes:629.00
20150825-0086113

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-16-19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Old Trinity, LLC	NEW OWNER	071 07.0 06900
(NAME)	(NAME)	
PO Box 2624		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37024		
(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, I, **Dorothy J. Jacob, unmarried and Laura G. Baxter, married** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Old Trinity, LLC,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

As Surveyed Description

Tax Map-071-7 parcel 69, Tax Assessor for Davidson County, TN.
Lot 19, Lot 20 and the westerly 10' foot portion of Lot 21 of the plan of Linda Jacob Subdivision, Subdivision of the Stamps Tract (Plat not of Record)

BEING located in the 5th Councilmanic District of Davidson County, Tennessee, having a Street address of 108 Old Trinity Lane and being comprised of Lot 19, Lot 20 and the westerly 10' foot portion of Lot 21 on the plan of Linda Jacob Subdivision, Subdivision of the Stamps Tract (Plat not of Record) . Herein described property of record in Deed Book: 9350 Page: 615 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

All bearings based on Tennessee State Plane (NAD 83)

Any property corner set by this surveyor is ½ inch diameter, 18 inch long Rebar with cap labeled "GAM 2403" unless otherwise noted, and referred to as new iron pin in the following.
COMMENCING at an old existing concrete monument found with "X" mark in cap, said point being the northeasterly corner of Lot 1 of the Linda Jacob Subdivision as recorded in Deed Book: 2083 Page: 7 R.O.D.C., Tn., thence, North 84 degrees 39 minutes 28 seconds West, a distance of 66.88' feet to a new iron pin set by this surveyor and being the point of beginning;
BEGINNING; at the new iron pin, thence, North 84 degrees 39 minutes 28 seconds West, a distance of 20.66' feet to an old existing concrete monument with "X" mark in cap and being the common corner to Lot 1 and Lot 2 of the Linda Jacob Subdivision as recorded in Deed Book: 2083 Page: 7 R.O.D.C., Tn. and the herein described tract;

Thence with the common line between Lot 3 of the Linda Jacob Subdivision as recorded in Deed Book: 2083 Page: 7 R.O.D.C., Tn. and the herein described tract, North 06 degrees 29 minutes 05 seconds East, a distance of 19.44' feet to an old existing concrete monument with "X" mark in cap.

Thence with a common line with the rear of Lots 2 & 3 of the Linda Jacob Subdivision as recorded in Deed Book: 2083 Page: 7 R.O.D.C., Tn. and the herein described tract, North 84 degrees 19 minutes 48 seconds West, a distance of 120.63' feet to an old existing wood fence post and being the common rear corner to Lots 3 and 4 of the Linda Jacob Subdivision as recorded in Deed Book: 2083 Page: 7 R.O.D.C., Tn. and the common rear corner to Lots 18 & 19 of the Linda Jacob Subdivision, Subdivision of the Stamps Tract (Plat not of Record)

Thence with a common line with Lot 18 of the Linda Jacob Subdivision, Subdivision of the Stamps Tract (Plat not of Record) Martha Swaford Property of record in instrument #20110915-0071457 R.O.D.C., Tn. and the herein described tract, North 06 degrees 38 minutes 07 seconds East, a distance of 127.72' feet to an old existing ½" iron pin, said point being located in the southerly 50' right-of-way for Old Trinity Lane (Public). and South 84 degrees 10 minutes 44 seconds East a distance of 410.4' feet more or less from the center of an old 36" diameter dead tree standing, being the northwesterly corner of Lot 12 of the Linda Jacob Subdivision, Subdivision of the Stamps Tract (Plat not of Record)

Thence with the southerly 50' right-of-way for Old Trinity Lane (Public), South 84 degrees 10 minutes 44 seconds East, a distance of 140.00' feet to a new iron pin set by this surveyor.

Thence leaving the aforementioned right-of-way with the common line between the remaining portion of lot 21 of the Linda Jacob Subdivision, Subdivision of the Stamps Tract (Plat not of Record) Eun S, Lim Property of record in Deed Book: 7168 Page: 78 R.O.D.C., Tn. and the herein described tract, South 06 degrees 06 minutes 58 seconds East, a distance of 146.65' feet to the point of beginning and containing 18,325.36 square feet or 0.42 Acres more or less according to a survey prepared by this surveyor, Job number 15-160 dated August 17th 2015.

As surveyed description prepared by GAM Engineering, Inc by Autrey E. Dye Jr. Tennessee Registered Land Surveyor, License number 2403, offices located at 102 Hazel Path, Concord Building. Suite 6, Office F, Hendersonville, TN 37075. Phone number 615-348-8282.

Being the same re-surveyed property conveyed to Dorothy J. Jacob and Laura G. Baxter by quitclaim deed from Margaret L. Jacob of record in Book 9350, Page 615, Register's Office for Davidson County, Tennessee, dated 05/18/1994 and recorded on 5/19/1994. Being also known as 108 Old Trinity Lane, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 108 Old Trinity Lane, Nashville, TN 37207

(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 hand this 20th day of August, 2015.

Dorothy J. Jacob

Dorothy J. Jacob

Laura G. Baxter

Laura G. Baxter

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dorothy J. Jacob and Laura G. Baxter, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of August, 2015.

Leslie Garside

NOTARY PUBLIC

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206