27575-8

BILL GARRETT, Davidson County
Trans:T20150076045 DEEDWARR
Recvd: 09/08/15 10:07 2 pgs
Fees:13.00 Taxes:2234.80
20150908-0090863

Box 14

This instrument prepared by:
Jack F. Stringham II, Esq.
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville TN 37219

return to: Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Derek Jacobs and Mary Beth Brinkman	(NAME) JPMorgan Chase Bank, N.A.	Map/Parcel 104-15-0-214.00
(STREET ADDRESS) 2127 Ashwood Avenue	(STREET ADDRESS) P.O. Box 78420	
(CITY) (STATE) (ZIP) Nashville TN 37212	(CITY) (STATE) (ZIP) Phoenix AZ 85062-8420	

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 of which is hereby acknowledged, **JAMAICA ZRALEK and husband, STEPHEN ZRALEK** (hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **DEREK JACOBS** and **MARY BETH BRINKMAN** (hereinafter called the "Grantees"), and Grantees' heirs, successors, assigns and representatives, all of Grantors' interest in a certain tract of land in Davidson County, Tennessee, described as:

Land in Davidson County, Tennessee, being the Easterly 50.0 feet of Lot No. 61 on the Map of Sunset Park as of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at the southerly margin of West Ashwood Avenue, formerly "A" Street, as changed on the Plan of H. P. Jacobs Subdivision of record in Book 547, page 65 said Register's Office, at the northeast corner of Lot No. 61 as changed; thence southerly with the east line of the said lot, 150.5 feet, more or less, to a dead line; thence with the south line of said Lot No. 61, westerly 50.0 feet; thence northerly parallel with the first line 155.0 feet to the southerly margin of said Avenue or Street; thence with the southerly margin of said Avenue, easterly 50.0 feet to the beginning.

Being the same property conveyed to STEPHEN ZRALEK, by deed from JOSEPH ROBERT TERRAZAS III, of record in Instrument No. 20060731-0092813, dated July 28, 2006, said Register's Office. Being further conveyed to STEPHEN ZRALEK and JAMAICA ZRALEK, his wife by quitclaim deed from STEPHEN ZRALEK of record in Instrument No. 20090619-0057173, dated June 8, 2009, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $604,000.00.

Subscribed and sworn to before me this the 3 day of September, 2015.

Affiant

My commission expires: 2/13/17
(Affix Seal)

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This is improved property known as 2127 Ashwood Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' heirs, successors and assigns forever. Grantors do hereby release and relinquish unto Grantees, Grantees' heirs, successors and assigns forever, all of their right, title and interest in and to said property, and do hereby covenant to and with Grantees, Grantees' heirs, successors and assigns, to defend the title to the property herein conveyed, subject to (i) all matters shown of record, and (ii) liens for taxes and assessments not yet due and payable which have been prorated, 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 hand this 3d day of September, 2015, the corporate party, if any, having caused its name to be signed hereto by its duly authorized agent on said day and date.

JAMAICA ZRALEK

STEPHEN ZRALEK

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jamaica Zralek and Stephen Zralek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 3rd day of September, 2015.

My Commission Expires: 3/6/18

NOTARY PUBLIC

JACK F. STRINGHAM II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY