PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

NEW OWNER:

Stephen Jacobson
Christina Jacobson
400 Page Road
Nashville, TN 37205

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0797

Map 130 Group 09-0 Parcel 110.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150076216 DEEDWARR
Recvd: 09/08/15 12:26 2 pgs
Fees:13.00 Taxes:2103.45
20150908-0091052

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Sixty-Eight Thousand Five Hundred and 00/100 Dollars** (**$568,500.00**) cash in hand paid, the receipt of which is hereby acknowledged, **EDWARD D HILLARD, JR.** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **STEPHEN JACOBSON AND WIFE, CHRISTINA JACOBSON** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 of Block No. 4 on the Plan of The Highlands Of Belle Meade, and of record in Plat Book 547, Page 180, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Edward D. Hillard, Jr, by Warranty Deed from Noble Properties, Inc., dated September 15, 2011, and of record Instrument No. 20110915-0071795, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 400 Page Road, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this **31st** day of **August, 2015**.

EDWARD D HILLARD, JR.

CAROLINE C. HILLARD joins in the conveyance for the purpose of conveying any marital interest and other interest that she may have in the above described property.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, EDWARD D HILLIARD, JR. and CAROLINE C. HILLARD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 31st day of **August, 2015**.

TODD A. TRESSLER II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 5-30-17

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The actual consideration or value, whichever is greater, for this transfer is $ **568,500.00** .

AFFIANT

Sworn to and subscribed to before me this **31st** day of **August, 2015**.

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

NOTARY PUBLIC

My commission expires: 1-9-16