WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-OPC-15-8054

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jack L Jakobik, JR and Gina E Jakobik	new owner	
(NAME)	(NAME)	**100-00-0-081.00**
8054 Old Pond Creek Rd		
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JANIE RUSH, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JACK L JAKOBIK, JR AND GINA E JAKOBIK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land lying and being in the 8th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a 24 inch white oak at the Southwest corner of the Floy Elizabeth Hughes property of record in Book 6872, page 492, Register's Office for Davidson County, Tennessee, and being a part of the same property conveyed from Raymond R. Holt and wife, Joyce D. Holt to Roy J. Hughes and wife, Floy Elizabeth Hughes of record in Book 6505, page 432, Register's Office for Davidson County, Tennessee, and being a more common corner with Edith M. Hill property; thence with the common line of Hill herein described tract N 41 deg. 30' west, 64.35 feet to an iron pin; thence N 59 deg. 00' east 284.62 feet to a 24 inch hickory; thence N 45 deg. 00' east, 478.50 feet to an iron pin, thence with new line due east, 200.00 feet to an iron pin; thence due south, 312.0 feet to a point in the south boundary line of the Hughes property of record in the aforesaid Book 6505, page 432, Register's Office for Davidson County, Tennessee; thence with the deed calls of said property N 86 deg. 45' west, 38.0 feet to an ash tree corner, thence N 87 deg. 30' west, 67 feet to an ash tree corner; thence S 69 deg. 25' west, 91 feet to a maple tree corner; thence S 49 deg. 30' west, 94 feet to a maple tree corner; thence S 33 deg. 30' west, 143 feet to a dogwood tree corner; thence S 35 deg. 00' west, 163 feet to an iron pin at power pole on the north edge of a 15 foot roadway known as Orchard Road; thence S 17 deg. 15' west, 37.0 feet to an iron pin set in fence line on the south side of said road; thence N 78 deg. 00' west, 96.5 feet to a point; thence still with fence, N 55 deg. 00' east, 148.5 feet to a 24 inch white oak on the south side of said road, being the point of beginning, containing 5.09 acres, more or less.

Subject to use of logging road retained in Quitclaim Deed of record in Book 11170, page 233, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janie Rush by Quitclaim Deed from James E. Rush recorded simultaneously herewith of record in Book *_____, Page *_____, Register's Office for Davidson County, Tennessee. Being the same property conveyed to James E. Rush and wife, Janie Rush by Quitclaim deed from Floy Elizabeth Hughes, single of record in Book 11170, page 233, Register's Office for Davidson County, Tennessee, dated September 28, 1998 and recorded on October 26, 1998.

*Instrument #20151222-0128518

This conveyance is subject to:

- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Private Roadway Maintenance Agreement of record in Book 11438, Page 398, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 893, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT, Davidson County
Trans:T20150107942 DEEDWARR
Recvd: 12/22/15 10:25 2 pgs
Fees:13.00 Taxes:529.10
20151222-0128519

This is **improved** property known as: **8054 Old Pond Creek Rd , Pegram, Tennessee 37143**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 18th DAY OF DECEMBER, 2015.

Janie Rush

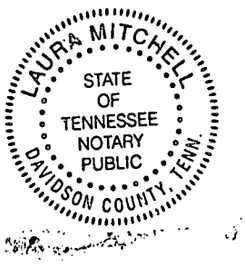
Janie Rush

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANIE RUSH, the within named bargainor, with whom I am personally acquainted (or proved to me 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, this the 18th of December, 2015.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212