WARRANTY DEED

RMM16-7045

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

Subscribed and sworn to before me this 3rd DAY OF February, 2016.

Notary Public

MY COMMISSION EXPIRES: 6-30-19

(AFFIX SEAL)

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lloyd T. Walker	SAME	
7045 Oak Brook Terrace	(NAME)	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-8829		181-10A-129.00CO
(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, we STEPHEN W. JACOBS, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LLOYD T. WALKER AND FAY WALKER, 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 in Davidson County, Tennessee, being Lot No. 317 on the Plan of Phase Three, Autumn Oaks Subdivision, of record in Instrument No. 20031029-0159380, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen W. Jacobs, an unmarried man by Warranty Deed from Sean E. Carroll and wife, Mindy Leigh Carroll, of record in Instrument No. 20071002-0117434, Register's Office for Davidson County, Tennessee, dated September 27, 2007 and recorded on October 02, 2007.

Grantor has never occupied the said property as their primary residence.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20031029-0159380, Plat Book 6900, Page 786, Instrument No. 20010912-0099443, as amended in Instrument No. 20030513-0064238 and Instrument No. 20101206-0096935, Instrument No. 20010912-0099442, Instrument No. 20100414-0028160, Instrument No. 20101207-0097319, Book 9343, Page 196, Book 9343, Page 199 and Book 11217, Page 799, Book 261, page 284 and Book 6704, page 397, Book 2245, Page 271 as partially released in Book 6968, Page 25, Book 6704, Pages 397 and 405, as amended in Book 6968, Page 30, Book 3376, Page 239 and Book 475, Page 547, Book 7760, Page 970, Instrument No. 20020826-0103047 and Instrument No. 20020918-0113710, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 7045 Oak Brook Terrace , Brentwood, Tennessee 37027-8829

(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 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.

BILL GARRETT, Davidson County
Trans:T20160010350 DEEDWARR
Recvd: 02/08/16 09:36 2 pgs
Fees:13.00 Taxes:991.60

20160208-0011699

Witness my/our hand(s) this 3rd day of February, 2016.

Stephen W. Jacobs

STATE OF Tennessee
COUNTY OF Davidson

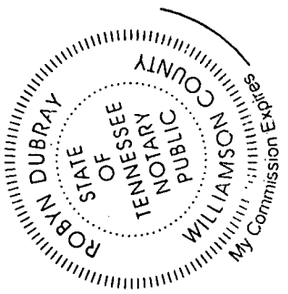
On this the 3rd day of February, 2016, before me personally appeared Stephen W. Jacobs, married to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of February, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959