BILL GARRETT, Davidson County
Trans:T20160023031 DEEDWARR
Recvd: 03/21/16 15:31 2 pgs
Fees:13.00 Taxes:961.63
20160321-0026786

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $259,900.00. Affiant Subscribed and sworn to before me on March 18, 2016. NOTARY PUBLIC My Commission Expires: 6-30-19

File #2016-128

WILL KERBY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 30, 2019
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jennifer B. Jacobs 200 Burns Avenue, Apt. 4 Nashville, TN 37203	Legacy Hone Loans, LLC 4025 Hillsboro Road, Suite 601 Nashville, TN 37215	103-06-0-045.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TRAVIS SPENCER JOHNSON AND WIFE, ERIN MEADOR JOHNSON**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JENNIFER B. JACOBS, A SINGLE PERSON**, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Revised Plan of Richland Meadows, Section IV of record in Plat Book 2330, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Travis Spencer Johnson, an unmarried man, by deed from John F. Powell, an unmarried man, of record as Instrument No. 20131218-0128026, dated December 16, 2013, said Register's Office. Being further conveyed to TRAVIS SPENCER JOHNSON AND WIFE, ERIN MEADOR JOHNSON, by Quitclaim Deed of record as Instrument No. 20141015-0095223, dated October 14, 2014, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 107 Rural Avenue, Nashville, TN 37209.

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, her heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 our hands on March 18, 2016.

Grantor:

Travis Spencer Johnson

Grantor:

Erin Meador Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **TRAVIS SPENCER JOHNSON AND ERIN MEADOR JOHNSON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of March, 2016.

Notary Public

My Commission Expires
March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires: _____