Bk 29

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
Jennifer S. Ghanem, Esq. **The Row Title & Escrow, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $219,298.00 Affiant Subscribed and sworn to before me, this 31st day of March, 2016. Notary Public My Commission Expires: 3/6/18

BILL GARRETT, Davidson County
Trans:T20160026604 DEEDWARR
Recvd: 04/01/16 14:30 2 pgs
Fees:13.00 Taxes:811.40
20160401-0031209

MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-6-2018

WARRANTY DEED

Address New Owner: William Bryan Jakes, IV 2405 Merry Oaks Drive Nashville, TN 37214	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 095-11-0-168.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN CAGLE and ROSE VIDRO, HUSBAND AND WIFE,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **WILLIAM BRYAN JAKES, IV, AN UNMARRIED MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 56, as shown on the map entitled the Plan of Merry Oaks, Section II, of record in Plat Book 2133, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEVEN CAGLE, UNMARRIED, by deed from MARTHA SNYDER AND STACEY PALMER, DEVISEES UNDER THE WILL OF WILELMA G. FREEMAN, of record in Instrument No. 20150318-0023430, dated March 16, 2015, said Register's Office.

This is improved property commonly known as: **2405 Merry Oaks Drive, Nashville, TN 37214**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantors have executed this instrument on this 31st day of March, 2016.

STEVEN CAGLE

ROSE VIDRO
By: Steven Cagle, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **STEVEN CAGLE,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March 2016.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10/14/19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **STEVEN CAGLE**, as Attorney-in-Fact for **ROSE VIDRO**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **ROSE VIDRO**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March 2016.

Notary Public
My commission expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY