WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

P-VRES-16-205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

JAnderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF APRIL, 2016.

JAnderson
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

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)
Andrea McKay Jacobson and Matthew Gregory LaVigne	New Owner	
(NAME)	(NAME)	**083-10-0-171.00**
205 North 16th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-1903		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN SESAR, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREA MCKAY JACOBSON AND MATTHEW GREGORY LAVIGNE, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Northerly 50 feet of Lot Nos. 11, 12 and 13 on the Map of W. R. Cornelius, Jr.'s Subdivision of record in Plat Book 57, Page 124, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 11 fronts 50 feet on the Easterly side of North 16th Street and together with Lots Nos. 12 and 13 extends back between parallel lines with the Southerly margin of an alley, 162 feet to a dead line.

Being the same property conveyed to Chaye Spector and Benjamin Sesar by Special Warranty deed from U.S. Bank National Association, as Trustee, Successor-in-Interest to Wachovia Bank, National Association, as Trustee for J. P. Morgan Trust Series 2005-ALT1 Mortgage Pass-Through Certificates, Series 2005-ALT1 of record in Instrument No. 20100913-0072667 Register's Office for Davidson County, Tennessee, dated September 07, 2010 and recorded on September 13, 2010. Futher, being the same property conveyed to Benjamin Sesar, an unmarried man by Quitclaim deed from Chaye Spector and Benjamin Sesar of record in Instrument No. 20150604-0052454 Register's Office for Davidson County, Tennessee, dated May 29, 2015 and recorded on June 04, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 57, Page 124, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **205 North 16th Street , Nashville, Tennessee 37206-1903**.

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:T20160029550 DEEDWARR
Recvd: 04/12/16 09:57 2 pgs
Fees:13.00 Taxes:2590.00
20160412-0034882

Witness my/our hand(s) this the 11th DAY OF APRIL, 2016.

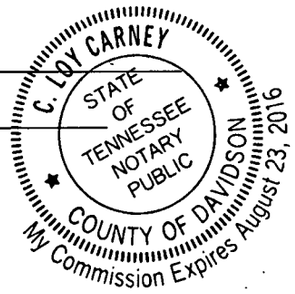
Benjamin Sesar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN SESAR, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of April, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



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