THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160031485 DEEDWARR
Recvd: 04/18/16 13:56 2 pgs
Fees:13.00 Taxes:592.00

20160418-0037208

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Davelaar and Michelle Davelaar	NEW OWNER	
110 Pebble Beach Drive		09012027700
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Bradley E. Jacob, married,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Davelaar and wife, Michelle Davelaar,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 8th., formerly 12th., Civil District of Davidson County, Tennessee being Lot No. 5 and the westerly 25 feet of Lot No. 6, on an unrecorded plan of Ivy's Resubdivision of Lot No. 4 and part of Lot No. 5, of the Resubdivision of Lot No. 21 of the B.F. Cockrill Farm Tract, a Plan of which is of record in Book 332, Page 58, Registers Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the southerly line of Ivy's Land, 346 feet easterly from an iron pin in the easterly margin of Walnut Street; thence easterly with said line 75 feet to a point; thence northerly and parallel with the line between Lots 5 and 6, 190 feet to the southerly margin of Ivy Street; thence westerly with said margin 75 feet to the line between Lots 4 and 5; thence southerly with said line 190 feet to the BEGINNING.

Being the same property conveyed to Bradley E. Jacob, married by Quitclaim deed from Lois Jean Jacob, a widow of record in Instrument No. 20131029-0112351 Register's Office for Davidson County, Tennessee, dated October 28, 2013 and recorded on October 29, 2013.

The above described property has never been the marital residence of the Grantor or Grantor's spouse.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6371 Ivy Street, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 15TH day of April, 2016.

Bradley E. Jacob

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bradley E. Jacob,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 15th day of April, 2016.

My Commission expires: 10-7-2019

Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY