BILL GARRETT, Davidson County
Trans:T20160049603 DEEDWARR
Recvd: 06/13/16 09:44 2 pgs
Fees:13.00 Taxes:475.45
20160613-0059325

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Lanny Mooneyham
P.O. Box 1068
Madison, TN 37116

SEND TAX BILL TO:
New Owner

MAP/PARCEL 096-12-0-020-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Helen Marie Jacobs, also known of record as Helen Jacobs,** has this day bargained and sold, and does hereby transfer and convey unto **Lanny Mooneyham, an unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Hickory Bend, Section I of record in Plat Book 3300, Page 38, 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 Richard Louis Jacobs and wife, Helen Jacobs by Warranty deed from M. L. Randall and wife, Shirley Randall of record in Book 4364, page 747, Register's Office for Davidson County, Tennessee, dated May 10, 1967 and recorded on September 15, 1967.

The said Richard Louis Jacobs departed this life November 16, 2010 leaving Helen Marie Jacobs as sole surviving tenant by the entirety.

This is improved property known as: **3238 Cloverwood Drive, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 3300, page 38, and restrictions in Book

3341, page 265, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 20th day of May, 2016.

Helen Marie Jacobs by Carolyn Demonbreun

Helen Marie Jacobs by Carolyn Demonbreun, her Attorney In Fact

by attorney in fact

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn Demonbreun**, as attorney-in-fact for **Helen Marie Jacobs**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the within instrument as the free act and deed of the said **Helen Marie Jacobs** the within named bargainor, for the purposes therein contained by virtue of a Durable Limited Power of Attorney duly executed by the said **Carolyn Demonbreun** and recorded simultaneously herewith in Book *, Page ____, of the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at office on this the 20th day of May, 2016.

Notary Public

Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $128,500.00.

AFFIANT

Subscribed and sworn to before me this the 20th day of May, 2016.

NOTARY PUBLIC

My Commission Expires: 10-07-19

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

*20160613-0059324

File No: 169410