THIS INSTRUMENT PREPARED BY:
Watkins & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Ave. North, Suite 300
Nashville, TN 37201
(615) 255-2191

BILL GARRETT, Davidson County
Trans:T20160066392 DEEDWARRSP
Recvd: 08/02/16 11:57 3 pgs
Fees:18.00 Taxes:640.10
20160802-0079673

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #:
THOMAS P. SHACKLETT, et al. 508 Johnstown Dr. Smyrna, TN 37167	SAME	11908004000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $173,000.00.

R. Keith Jacobson
R. KEITH JACOBSON

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly, III, by R. KEITH JACOBSON this 28th day of July, 2016.

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Notary Public

My Commission Expires: 9/11/17

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy-Three Thousand Dollars ($173,000.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, JILL J. HAMMON and R. KEITH JACOBSON, hereinafter "GRANTORS", have this day bargained and sold and do hereby transfer and convey unto THOMAS P. SHACKLETT and JOHN J. SHACKLETT, as joint tenants with right of survivorship, hereinafter "GRANTEES", their heirs and assigns, certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with all appurtenances, and hereditaments thereto belonging or in any wise appertaining to the GRANTEES, their heirs and assigns, forever. GRANTORS covenant that the property is free from all encumbrances made or suffered by GRANTORS but not otherwise and that GRANTORS have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant specially and forever defend the title to the real estate to said

GRANTEE, his heirs and assigns, against the lawful claims of all persons, claiming by, through and under GRANTORS, but not further or otherwise.

IN WITNESS WHEREOF, the GRANTORS have executed this Special Warranty Deed this 25 day of July, 2016.

J. Jill Hammon
J. JILL HAMMON

R. Keith Jacobson
R. KEITH JACOBSON

STATE OF TENNESSEE)
COUNTY OF Hamilton)

Personally appeared before me, Tammie Dudley, a Notary Public in and for said County and State, JILL J. HAMMON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 25th day of July, 2016.

T. Dudley
Notary Public
My Commission Expires: 12-5-17

T. DUDLEY STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY MY COMMISSION EXPIRES 12-5-2017

STATE OF ~~TEXAS~~ TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, W. Warner McNeilly III, a Notary Public in and for said County and State, R. KEITH JACOBSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 28th day of July, 2016.

Notary Public
My Commission Expires: 9/11/17

W. WARNER McNEILLY III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

EXHIBIT A

Land in Davidson County Tennessee being Lot No. 164 on the Plan of Glencliff Estates, Section 7, as of record in Book 2331, page 73, Register's Office for Davidson County, Tennessee.

Said Lot No. 164 fronts 90 feet on the southerly side of Wimpole Drive and extends back 304 feet on the easterly line and 282.2 feet on the westerly line to the center of Mill Creek measuring 133 feet thereon.

Being the same property devised to R. Keith Jacobson and Jill J. Hammon by Violet B. Jacobson in her Last Will and Testament duly probated in the Seventh Circuit Court for Davidson County, Tennessee, docket number 15P-2094 and devised by Co-Executors' Quitclaim Deed of record in instrument number 20160301-0019586, R.O.D.C.

The property address is 409 Wimpole Dr., Nashville, TN 37211.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2016 and county taxes, a lien but not yet due and payable.

2. All restrictions, easements, encumbrances and zoning ordinances of record.