WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Travis Bonar	New Owner	173 15 0A 043.00CO
(NAME)	(NAME)	
1261 Bending Creek Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/25/16 14:29 3 pgs
Fees:18.00 Taxes:762.20
20160825-0089147

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 considerations, the receipt of which is hereby acknowledged, I, **Tanja Marchman Jacobs, a married woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Travis Bonar, an unmarried man**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Final Plat of MILL RUN SUBDIVISION, Phase 1, as of record in Plat Book 11700, Page 27 & 28, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tanja M. Marchman, an unmarried person (now married and known as Tanja Jacobs) by Deed dated 4/26/2006 from Marlon McCorvey of record in Instrument Number 20060530-0062852, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants and Easements of record in Book 11675, page 472, Instrument Number 20000215-0015152, Instrument Number 20021121-0144876, Book 10448, page 188, Instrument Number 20010405-0033587, Instrument Number 20010405-0033586, Book 3933, page 359 and Instrument Number 20000217-0016180, Register's Office for said County.

Walter David Jacobs joins in this conveyance to convey any and all rights he may have in this property.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1261 Bending Creek Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his heirs and/or 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), his heirs and/or 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 22nd day of August, 2016.

Tanja Marchman Jacobs
Tanja Marchman Jacobs

Walter David Jacobs by Tanja Marchman Jacobs, Attorney-in-Fact
Walter David Jacobs by Tanja Marchman Jacobs, Attorney-in-Fact

State of Colorado
County of Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Tanja Marchman Jacobs**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 22nd day of August, 2016.

Notary Public
My Commission Expires:

CHARLES E. FORD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134059652
MY COMMISSION EXPIRES SEPTEMBER 25, 2017

State of Colorado
County of Jefferson

On this 22nd day of August, 2016, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared **Tanja Marchman Jacobs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the **attorney-in-fact of Walter David Jacobs**, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument Number 20160825-0089146, Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 22nd day of August, 2016.

Notary Public
My Commission Expires:

CHARLES E. FORD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134059652
MY COMMISSION EXPIRES SEPTEMBER 25, 2017

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167

File No.: 01288-32837s
SMG TN Warranty Deed

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY