THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16078614**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me, this 23rd day of August, 2016. Notary Public My Commission Expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160074781 DEEDWARR
Recvd: 08/26/16 13:44 2 pgs
Fees:13.00 Taxes:1831.50
20160826-0089662

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Dolph Stark IV 1618 Forrest Avenue Nashville TN 37206-1935	New Owner	Tax Parcel ID No. 083-10-0-182.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrea M. Jacobson, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James D. Stark IV, unmarried man** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Lockeland, The Chadwell Home Place, of record in Plat Book 57 page 135, in the Registers Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 50.0 feet on the Southerly margin of Forrest Avenue and extends back between parallel lines 150.0 feet to an alley.

Being the same property conveyed to Andrea M. Jacobson, unmarried by Warranty deed from Susan Schaeffer, unmarried of record in Instrument No. 20110316-0020684 Register's Office for Davidson County, Tennessee, dated March 15, 2011 and recorded on March 16, 2011.

Matthew G LaVigne joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Andrea M Jacobson.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 135, Register's Office for Davidson County, Tennessee.

This is improved property located at 1618 Forrest Avenue Nashville TN 37206-1935

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 22nd day of August, 2016.

Andrea M. Jacobson

Matthew G LaVigne

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrea M. Jacobson and Matthew G LaVigne, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of August, 2016.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206