File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160083045 DEEDWARR
Recvd: 09/21/16 15:06 2 pgs
Fees:13.00 Taxes:3000.70
20160921-0099706

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $811,000.00.

Affiant

Subscribed and sworn to me on September 20, 2016.

NOTARY PUBLIC

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29796SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tom Veirs and Margaret Read-Veirs 3616 Meadow Drive Nashville, TN 37215	SAME ADDRESS AS NEW OWNER	117-1-082

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Charles B. Jacobs and wife, Katherine M. Jacobs, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Tom Veirs and Margaret Read-Veirs, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 15.00 feet of Unit A, all of Unit B of Lot No. 4, and all of Unit A of Lot No. 5 on the Map of Meadowlawn of record in Book 974, page 35, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 4 and 5 front together 75.00 feet on the northerly side of Central Drive and run back between lines 213.30 feet, more or less, on the westerly line and 210.00 feet, more or less, on the easterly line, to a dead line, and measures 75.00 feet, more or less, thereon.

Being the same property conveyed to Charles Bryan Jacobs, an unmarried man, and Jamie S. Kenney, an unmarried man, as Tenants in Common, by Deed from Joshua Crane and wife, Jennifer Crane, of record as Instrument No. 20050428-0047528 in the Register's Office for Davidson County, Tennessee. By Quitclaim Deed of record as Instrument No. 20070606-0067875 in said Register's Office, Jamie S. Kenney, an unmarried man, conveyed all his right, title and interests in said property to Charles Bryan Jacobs. By Quitclaim Deed dated 2/13/09 of record as Instrument No. 20090223-0015686 in said Register's Office, executed by Charles Bryan Jacobs a/k/a Charles B. Jacobs, said property vested in Charles B. Jacobs and wife, Katherine M. Jacobs.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Matters shown on map of record in Book 974, page 35, in the Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3616 Meadow Drive, Nashville, TN 37215.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hand(s) this 20th day of September, 2016.

Charles B. Jacobs

Katherine M. Jacobs

STATE OF TENNESSEE, COUNTY OF Williamson

Before me personally appeared Charles B. Jacobs and wife, Katherine M. Jacobs to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on September 20, 2016.

NOTARY PUBLIC

My Commission Expires: 01/20/2019

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY