WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160087495 DEEDWARR
Recvd: 10/05/16 09:01 2 pgs
Fees:13.00 Taxes:518.00
20161005-0104972

O-VRES-16-7036-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-16-18

(AFFIX SEAL)

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Burchyett	New owner	
(NAME)	(NAME)	**074-08-0-059.00**
7036 Bonnavent Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-1067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **JOSEPH FRED JACOBS, JR., A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL BURCHYETT,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 774 on the Plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Pages 62 and 63, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 774 fronts 80.0 feet on the Easterly side of Bonnavent Drive and extends back between lines, 242.51 feet on the Northerly line and 227.28 feet on the Southerly line, to a dead line in the rear on which it measures 81.39 feet.

Being the same property conveyed to Joseph Fred Jacobs, Jr. et ux Ann P. Jacobs by Warranty deed from Malvin Homes, Inc. of record in Book 3808, page 50, Register's Office for Davidson County, Tennessee, dated August 20, 1964 and recorded on September 02, 1964. The said Ann P. Jcobs having since died on October 27, 2012.

This conveyance is subject to:
- 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 3300, Page (s) 62 and 63, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 3399, Page 446, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7036 Bonnavent Drive , Hermitage, Tennessee 37076-1067**.

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), their heirs and 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), 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 my/our hand(s) this the 30th DAY OF SEPTEMBER, 2016.

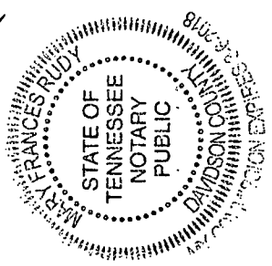
Joseph Fred Jacobs, Jr. By Joseph F. Jacobs, III ATTORNEY IN FACT
Joseph Fred Jacobs, Jr. by Joseph F. Jacobs, III,
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph F. Jacobs, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH FRED JACOBS, JR., and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH FRED JACOBS, JR..

Witness my hand and official seal, this the 30th of September, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212