THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20160106374 DEEDWARR
Recvd: 12/02/16 15:19 2 pgs
Fees:13.00 Taxes:4995.00

20161202-0126943

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey A. Webb	New Owner	
235 Deer Park Circle		116-10-0-058.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ellen Russell Jacobson, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jeffrey A. Webb and Patricia M. Webb, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. I:

Being the west 15 feet of the east 25 feet to the north 180 feet of Lot No. 32 on the map of A. M. Bransfords Subdivision of Lot Nos. 29 to 34, inclusive, and lot No. 45 of the First Belle Meade Subdivision, of record in Book 421, page 139, Register's Office for said County.

Said part of said lot fronts 15 feet on the southerly side of Deer Park Circle and runs back between parallel lines, parallel to and 10 feet west of the line between lots Nos. 32 and 33, 180 feet to a dead line.

TRACT NO. II:
Being the east 10 feet of the north 180 feet of Lot No. 32 and the north part of Lot No. 33, and the northwest part of Lot No. 34 on the Map of A. M. Bransford's Subdivision of Lot Nos. 29 to 34, inclusive, and lot No. 45 of the First Belle Meade Subdivision, of record in Book 421, page 139, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Deer Park Circle 10 feet west of the line between lots Nos. 32 and 33, said point being the northeast corner of Tract No. 1 above described; thence with the southerly margin of Deer Park Circle, easterly around a slight curve, 160 feet to a point; thence southerly 171 feet, more or less, to a point which is 47-l/2 feet east of the line between lots Nos. 33 and 34; thence westerly I57-l/2 feet to a point at the southeast corner of Tract No. 1 above described; thence with the easterly line of the same northerly 180 feet to the point of beginning.

Being the same property conveyed to Ellen Russell Jacobson by deed from Ursula B. Mahoney, unmarried of record in Instrument No. 20110214-0012637 Register's Office for Davidson County, Tennessee, dated February 7, 2011 and recorded on February 14, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **235 Deer Park Circle, Nashville, TN 37205.**

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 we do covenant with the said GRANTEES 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 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 My hand( ) this the 30th day of November, 2016.

Ellen Russell Jacobson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ellen Russell Jacobson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

My Commission expires: 11/3/20

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY