WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160114103 DEEDWARR
Recvd: 12/28/16 13:03 2 pgs
Fees:13.00 Taxes:2710.62
20161228-0136329

File No. TE0002472

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $732,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2016.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mikael A. Jacobs and Ashley H. Jacobs	Wells Fargo Bank N.A.	082-16-0-302
(NAME)	(NAME)	
719 Boscobel St	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	Minneapolis MN 55467-8000	
(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, I, **Thomas J. Brown and Heinro Van Zyl,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mikael A. Jacobs and Ashley H. Jacobs, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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. 72 on the Plan of J S Williams Addition, Edgefield, of record in Book 21, Page 45, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 72 fronts 50 feet on the northerly side of Boscobel Street and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Thomas J. Brown and Heinro Van Zyl by Quitclaim Deed from Park Place Construction, LLC, recorded on the 11th day of October 2013 at Instrument No. 20131011-0106978, Register's Office of Davidson County, Tennessee.

Subject property is investment property and not a marital residence for either Grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 719 Boscobel St, Nashville, TN 37206

(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 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 27th day of December, 2016.

Thomas J. Brown by Amanda McDowell, Attorney in fact
Thomas J. Brown By Amanda McDowell, Attorney in Fact

Heinro Van Zyl by Amanda McDowell, Attorney in fact
Heinro Van Zyl By Amanda McDowell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Amanda McDowell, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Thomas J. Brown and Heinro Van Zyl, and who acknowledged that she executed the same as the free act and deed of the said Thomas J. Brown and Heinro Van Zyl , by virtue of a Power of Attorney, duly executed and appearing of record in Book *, page _____, said Register's Office.

* 20161228-0136328

Witness my hand this 27th day of December, 2016.

M. Menke
Notary Public

My commission expires: 5-8-2018

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

