THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 161210135** BILL GARRETT, Davidson County Trans:T20170003258 DEEDWARR Recvd: 01/12/17 12:57 2 pgs Fees:13.00 Taxes:1905.50 20170112-0003672	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 6th day of January, 2017. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 9-4-2017

WARRANTY DEED

Address New Owner: Robert Raymond Jacobs III and Rebecca Rosas Jacobs 1604 NOTTINGHAM PL Nashville TN 37221-3629	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 142-16-0A-104.00 CO

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, **John Goddard and Jeannette Goddard, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Raymond Jacobs III and Rebecca Rosas Jacobs, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land situated in Davidson County, Tennessee, and being Lot No. 104 on the Plat of Devon Park, Phase III, as of record in Book 6900, Page 52, Register's Office for said County.

Being the same property conveyed to John Goddard and wife, Jeannette Goddard by Warranty Deed from Ronald L. Brank and wife, Kary R. Brank, recorded on the 10th day of September, 1993 in Deed Book 9077, Page 340, as re-recorded in Deed Book 9239, Page 439, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DEVON PARK, PHASE III, as recorded in Plat Book 6900, Page(s) 52.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 6176, Page 7, Book 6541, Page 542 and Book 6967, Page 156.

Terms and provisions of by-Laws recorded in Book 8276, Page 53.

Charter of Devon Park Homeowners Association recorded in Book 7372, Page 862.

Stormwater Detention Agreements as set forth in instrument recorded in Book 6908, Page 59 and Book 6145, Page 252.

This is improved property located at 1604 NOTTINGHAM PL Nashville TN 37221-3629

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, Grantor has executed this instrument on this 6th day of January, 2017.

John Goddard

Jeannette Goddard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Goddard and Jeannette Goddard, 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 6th day of January, 2017.

Notary Public

My Commission Expires: _____

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