This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170027707 DEEDWARR
Recvd: 04/03/17 10:32 2 pgs
Fees:13.00 Taxes:688.20
20170403-0032054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $186,000.00.

Affiant

Subscribed and sworn before me this the 29th day of March, 2017.

Notary Public
My commission expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andrew Jacoby 509 Ben Allen Rd Nashville, TN 37216	new owner	061-00-0-022.03

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CAITLIN DARNABY, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANDREW F. JACOBY, AN UNMARRIED MAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee being described according to a survey made by Stephen A. Draper, Surveyor dated May 24, 1962 as follows:

Beginning on the Easterly margin of Ben Allen Road, 1499 feet from the Southwest corner of Lot No. 246 of Maplewood Heights, of record in Book 547, Page 103 Register's Office for Davidson County, Tennessee; running thence Northerly 45 feet; thence North 25 degrees 5" East 353 feet; thence South 57 degrees 50" East 70 feet thence South 29 degrees West 353 feet to the beginning.

Being the same property conveyed to Caitlin Darnaby, a single female by Warranty deed from Barbara Ambrose, married of record in Instrument No. 20140416-0031657 Register's Office for Davidson County, Tennessee, dated April 10, 2014 and recorded on April 16, 2014.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 509 Ben Allen Rd, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

CD by CA AIF

Witness my hand this the 29th day of March, 2017.

Caitlin Darnaby by Cathy Arter Attorney in Fact

Caitlin Darnaby
By: Cathy Arter, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of March, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Cathy Arter with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Caitlin Darnaby, by Specific Power of Attorney dated March 24, 2017, and who acknowledged that he executed the same as the free act and deed of Caitlin Darnaby.

Witness my hand and official seal this the 29th day of March, 2017

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY