Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $645,000.00

Affiant

Subscribed and sworn to before me, this 14th day of June 2017.

Notary Public J Anderson
My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20170053453 DEEDWARR
Recvd: 06/22/17 09:41 2 pgs
Fees:13.00 Taxes:2386.50
20170622-0062812

Address of New Owner:	Send Tax Bills to:	Tax Information
David Jacobson		08309040200
1507 Woodland St.	New Owner	
Nashville TN 37206		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged A. Heath Seals and Charlotte Lara Bialeschki, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to David Jacobson, a single man and Sarah Jerman, a single woman, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot 15, as shown on the map entitled Subdivision of A.V.S. Lindsley 29 Acre tract, of record in Plat Book 57, page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete accurate legal description.

Being the same property conveyed to A. Heath Seals and Charlotte Lara Bialeschki by deed from Giachery Lizarraga and wife, Holly Seals Lizarraga a/k/a Holley Seals Lizarraga of record in Instrument No. 20080702-0068385, Register's Office for Davidson County, Tennessee dated June 20, 2008. Further conveyed interest to create joint tenancy with right of survivorship in Quitclaim Deed of record in Instrument No. 20111024-0082288, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of A.V.S. Lindsley of record in Book 57 Page 66, Register's Office for Davidson County, Tennessee

This property is improved property known as 1507 Woodland St., Nashville, Tennessee 37206

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of June, 2017.

A. Heath Seals by Harold Wilson Seals his Attorney in Fact

A. Heath Seals, by Harold Wilson Seals,
His Attorney-in-fact

Charlotte Lara Bialeschki by Harold Wilson Seals her Attorney in Fact

Charlotte Lara Bialeschki, by Harold Wilson Seals,
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of June, 2017, before me personally appeared Harold Wilson Seals to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of A. Heath Seals and Charlotte Lara Bialeschki acknowledged that such person executed the same as the free act and deed of A. Heath Seals and Charlotte Lara Bialeschki.

Notary Public

My Commission expires 2/25/19

FILE NO: 10032

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY