Bill Garrett Davidson County
Batch# 1204 DEEDWARR
09/15/2017 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $950.90
20170915-0094481

	STATE OF TENNESSEE COUNTY OF Sumner The actual consideration or value, whichever is greater, for this transfer is $257,000.00. Affiant Subscribed and sworn to before me, this 13th day of September, 2017. Notary Public My commission expires: 7/2/18
(Notary Stamp)	

MARTHA BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alexander Jacobsen	Alexander Jacobsen	061-15-0-354.00
1115 Stratford Avenue	1115 Stratford Avenue	
Nashville, TN 37216-2736	Nashville, TN 37216-2736	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Martha Sadler Farmer, FKA Martha Pardue Benzenhafer, widower

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Alexander Jacobsen, an unmarried man, and Paul Jacobsen, a married man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the Easterly 50 feet of Lot No. 295 on the Plan of Inglewood Place, as of record in Book 332, Page 101 of the Register's Office for Davidson County, Tennessee.

Said part of Lot Number 295 fronts 50 feet on the Northerly side of Stratford Avenue and runs back between parallel lines, 205 feet to a dead line.

Being the same property conveyed to Martha Pardue Benzenhafer by Quitclaim Deed from Dovie Anderson Pardue of record in Book 5565, Page 245, Register's Office for Davidson County, Tennessee, dated February 11, 1980 and recorded on February 11, 1980. William Nelson Benzenhafer Sr., having since passed on October 15th, 1983 and Martha Pardue Benzenhafer having since remarried.

This is improved property known as **1115 Stratford Avenue, Nashville, TN 37216-2736.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of September, 2017.

Martha Sadler Farmer

Martha Sadler Farmer

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Martha Sadler Farmer, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of September, 2017.

Notary Public
My Commission Expires: 4.24.19

SolomonParks File No. 60170210

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, MARTHA BROWN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, GregoryDVadner, a notary public for this county and state, Martha Brown, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4.24.19

Notary' Seal (if on paper)

