Return to: DLO Title, LL
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

Bill Garrett Davidson County
Batch# 104967 DEEDWARR
06/15/2018 10:06:42 AM 2 pgs
Fees: $13.00 Taxes: $2,467.90

20180615-0057679

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$667,000.00.**

Affiant

Subscribed and sworn to before me, this the 14th day of June, 2018.

E. Mannix
Notary Public

My commission expires: 1-8-2019
(AFFIX SEAL)

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Jennifer Jacobs	**Jennifer Jacobs**	**116-15-0-099.00**
436 Lynnwood Blvd	**436 Lynnwood Blvd**	
Nashville, TN 37205	**Nashville, TN 37205**	

FOR AND IN 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, WE,

Thomas G. Gallant, III, C. Scott Ralls Gallant and Lacy Campbell-Orde, sole surviving Heirs of the Estate of Micheal A. Gallant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jennifer Beth Jacobs, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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 the South 105 feet of Lot No. 106-A, on the Plan of Royal Oaks Subdivision, as shown on a copy of an unrecorded map made by W. B. Southgate, Surveyor, and being shown as parts of Lots Nos. 105 and 106 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Plat Book 421, Pages 102 and 103, and described as follows:

Said part of said lot fronts 105 feet on the Easterly side of Lynwood Boulevard, and runs back between lines 338 feet on the South line and 350 feet, more or less, on the North line to a dead line in the rear measuring 105 feet thereon.

Being the same property conveyed to T. Grady Gallant, Jr. and wife, Micheal A. Gallant by Warranty Deed from Robert S. Doolittle and wife, Laura D. Doolittle, of record in Book 5178, page 276, Register's Office for Davidson County, Tennessee, dated July 29, 1977 and recorded on August 01, 1977. The said T. Grady Gallant Jr., died November 10, 2009, leaving his wife, Micheal A. Gallant, as the surviving tenant by the entirety. The said Micheal A. Gallant died testate on October 18, 2017 devising this property in equal shares to her three (3) children, Thomas G. Gallant, III, C. Scott Ralls Gallant and Lacy Campbell-Orde.

Thomas G. Gallant, III, Executor of The Estate of Micheal A. Gallant joins in the execution of this conveyance to relinquish any right, title or interest The Estate of Michael A. Gallant may have in or to the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **436 Lynnwood Blvd, Nashville, TN 37205**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 14th day of June, 2018.

Executor

Thomas G. Gallant, III, Executor of the Estate of Michael A. Gallant

Thomas G. Gallant, III, Heir

C Scott Ralls Gallant by TGG as Attorney in fact

C. Scott Ralls Gallant, Heir by Thomas G. Gallant, III as attorney in fact

Lacy Campbell-Orde, Heir

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Thomas G. Gallant, III**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the **Executor of the Estate of Micheal A. Gallant** within named bargainor, an **Estate**, and that he as such **Executor**, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate by the said **Thomas G. Gallant, III** as such **Executor**.

Witness my hand, at office, this **14th** day of **June, 2018**.

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 10-3-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Thomas G. Gallant, III, heir and Lacy Campbell-Orde, heir** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of **June, 2018**.

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 10-2-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Thomas G. Gallant, III**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for **C. Scott Ralls Gallant,** the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **C. Scott Ralls Gallant**, the within named bargainor by the said **Thomas G. Gallant, III,** as such Attorney-in-fact.

Witness my hand, at office, this **14th** day of **June, 2018**.

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 10-3-2020