Bill Garrett Davidson County
Batch# 130187 DEEDWARR
08/16/2018 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20180816-0081491

WARRANTY DEED

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

State of Tennessee
County of Davidson

The actual consideration or ~~value~~, whichever is greater, for this transfer is **$545,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2018.

Notary Public

My commission expires: 8/11/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Ben Michael Jacobs Jennifer Sheppard Jacobs**	Send Tax Bills To:	Map-Parcel Numbers
8449 Merrymount Dr	SAme AS owNer	127-013-0-001.00 +
Nashville, Tennessee 37221		126-00-0-084.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Melba Joyce Solomon, unmarried

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

Ben Michael Jacobs and Jennifer Sheppard Jacobs, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Tract No. 1: Being Lot No. 31, on the Plan of Section 2, Merrymount Acres, of record in Book 3842, Page 253, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Tract No. II: Being described according to a survey by John B. Kohl, III, dated July 3, 1972, as follows: Beginning at a point in the center line of Newsom Station Road; thence leaving said Road South 32°02' East 654.52 feet, more or less, to the center line of the Harpeth River; thence with the center line of the same, the following courses and calls: South 76°30' West 150 feet, more or less to a point; South 70°58' West 358.10 feet to a point; South 59°12' West 452.6 feet to a point; North 76°46' West 305.25 feet to a point; North 37°40' West 347.04 feet to a point; North 25°08' West 634.24 feet to a point; thence leaving said River, North 56°02' East 147 feet to a point; thence North 65°13' West 122.8 feet to a point; thence South 68°50' East 335 feet to a point in the center line of Newsom Station Road; thence with the center of said Road, the following three calls: South 86°02' East 316.7 feet to a point; South 89°50' East 235.43 feet to a point, North 84°38' East 210 feet, more or less, to the point of beginning.

For informational purposes only: prior deed references subject property to contain 22 acres, more or less.

INCLUDED WITHIN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain property conveyed: to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7527, Page 342, said Register's Office, to which instrument reference is hereby made for a more complete description.

Being the same property conveyed to Jack Lew Solomon, Jr. and wife Melba Joyce Solomon, by Deed dated October 1, 1975, from Troy L. Shelton and wife, Janice F. McPherson, of record in Book 4959, Page 341, Register's Office for Davidson County, Tennessee. The said Jack Lew Solomon died June 24, 2014, the property now being vested in Melba Joyce Solomon, as the surviving tenant by the entirety.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 3842, Page 253, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Restrictive Covenants contained in instrument of record in Book 4399, Page 771, Register's Office for Davidson County, Tennessee. 3) Agreement for the Dedication of Easement for Sewer Line of record in Book 7601, Page 407, Register's Office for Davidson County, Tennessee. 4) Agreement for the Dedication of Easement for Water Line of record in Book 5738, Page 838, Register's Office for Davidson County, Tennessee. 5) Subject to the flow of the Harpeth River. 6) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **8601 Newsom Station Rd, Nashville, Tennessee 37221**
Mailing Address: 8449 Merrymount Dr., Nashville, Tennessee 37221

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 that we 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; 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 **15th** day of **August, 2018.**

Melba Joyce Solomon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Melba Joyce Solomon,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **August, 2018.**

Notary Public

My Commission Expires: 4/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Nicki Rushing, 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 WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Nicki Rushing, 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: 8/11/20

{Notary' Seal}

