THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180717243** Bill Garrett Davidson County Batch# 134627 **DEEDWARR** 08/29/2018 09:40:45 AM 2 pgs Fees: $13.00 Taxes: $2,512.30 20180829-0085561	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $679,000.00. Affiant Subscribed and sworn to before me, this27th day of August, 2018. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine K. Gaston, Trustee 2211 Crestmoor Rd., Suite 201 Nashville, TN 37215	Katherine K. Gaston, Trustee 2211 Crestmoor Rd., Suite 201 Nashville, TN 37215	Tax Parcel ID No. 131-02-0W-002.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan C. Jacobs and Lindsey A. Jacobs, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine K. Gaston, Trustee, with full power to sell or encumber without consent of any beneficiaries or the purchaser looking to the application of the proceeds** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 2 of Lot 1, "Whitney Park" Lots 1 & 2, First Revision of Lot 1, Resubdivision of Lots 18-20 in Block 5, Overton Hills, as shown on plat of record in Instrument No. 20080926-0097842, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Ryan C. Jacobs and wife, Lindsey A. Jacobs by Warranty Deed from Larry Kell Holland and wife, Maria A. Hollad, recorded on the 30th day of September, 2008 in Instrument No. 20080930-0099225, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of "WHITNEY PARK" FIRST REVISION OF LOT 1 RESUBDIVISION OF LOTS 18-20 IN BLOCK 5 OVERTON HILLS, as recorded in Instrument Nos. 20080926-0097842; 20020513-0058573 and Plat Book 8250, Page 560.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20070427-0050246; 20080926-0097842; 20100405-0025311 and Affidavit recorded at Instrument No. 20100819-0065494.

Charter of Whitney Park Corporation recorded at Instrument No. 20070427-0050245.

Easement recorded in Book 11243, Page 520.

This is improved property located at 2010 Overhill Drive #102 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 2018.

Ryan C. Jacobs

Lindsey A. Jacobs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan C. Jacobs and Lindsey A. Jacobs, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2018.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018