THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180817297** Bill Garrett Davidson County Batch# 135526 **DEEDWARR** 08/31/2018 10:19:53 AM 2 pgs Fees: $13.00 Taxes: $1,479.63 20180831-0086551	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $399,900.00. Shelly M Walling Affiant Subscribed and sworn to before me, this 28th day of August, 2018. Notary Public My Commission Expires: 8-4-20 DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires AUG 4, 2020

WARRANTY DEED

Address New Owner: Andrew H. Digby and Sarah Lynne Reist Digby 240 Sterling Oaks Place Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172-05-0B-104.00 CO

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, **Nathan G. Jacobs and Kathleen L. Jacobs, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew H. Digby and Sarah Lynne Reist Digby, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 36 on the Final Plat of Sterling Oaks, Phase II, as of record in Plat Book 11190, Page 141, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Quitclaim Deed from Alfred K. Alberts and Jane T. Alberts, a married couple to Nathan G. Jacobs and Kathleen L. Jacobs, a married couple, as recorded on the 26th day of March, 2015 in Instrument No. 20150326-0026332 and Warranty Deed from Mark L. Meredith and spouse, Valerie R. Meredith to Alfred K. Alberts and Jane T. Alberts, husband and wife and Kathleen L. Alberts, an unmarried women and Nathan G. Jacobs, unmarried man, as recorded on the 27th day of November, 2007 in Instrument No. 20071127-0137419, 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 STERLING OAKS, PHASE II, as recorded in Plat Book 11190, Page(s) 141 and Boundary Plat Book 9700, Page 770.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 10951, Page 547; Book 11514, Page 959 and Rule Regarding Enforcement of Governing Documents recorded at Instrument No. 20130419-0039232.

Charter of Sterling Oaks Homeowners Association, Inc. recorded in Book 10951, Page 540.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7250, Page 755.

Dedication of open space recorded at Instrument No. 20050510-0052774.

This is improved property located at 240 Sterling Oaks Place Brentwood TN 37027

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 28th day of August, 2018.

Nathan G. Jacobs

Kathleen L. Jacobs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathan G. Jacobs and Kathleen L. 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 28th day of August, 2018.

Notary Public

My Commission Expires: _____

