Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of September, 2018.

Notary Public
My commission expires: 1/3/22

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Y Johnson Davidson County
Batch# 141980 **DEEDWARR**
09/17/2018 03:36:06 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20180917-0092190

02-1808-50464

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jason R. Seaman ~~9033 Old Charlotte Pike~~ ~~Pegram TN 37143~~	New Owner	112-00-0-091.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ben M. Jacobs and Jennifer Sheppard now Jacobs**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jason R. Seaman and Adele Nolan, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A tract of land in the 9th Civil District of Davidson County, Tennessee, according to a survey made by Petty & Petty, dated May 28, 1968, and being more particularly described as follows, to-wit:

BEGINNING at a point in the easterly margin of Old Charlotte Pike, said point being 687 feet in a southerly direction along the easterly margin of Old Charlotte Pike from the northwest corner of the property conveyed to J. Dedrick Stevens and E. D. Hill by deed from B. T. Miller and wife, Nell Gordia Miller of record in Book 4123, page 349, said Register's Office; thence south 74 deg. 50' east a distance of 827 feet to a point south 2 deg. 46' west a distance of 167 feet to a point; thence north 74 deg. 45' west a distance of 867 feet to a point in the easterly margin of Old Charlotte Pike (part of last call being erroneously omitted from prior deed); thence along the easterly margin of Old Charlotte Pike north 17 deg. 36' (erroneously shown as 37' in prior deed) east a distance of 160 feet to the point of beginning. Said tract of land being designated as Tract No. 5.

For informational purposes only: prior deed references subject property to contain 3.2 acres.

Being the same property conveyed to Ben M. Jacobs and Jennifer Sheppard by deed from Charlie L. Walling, unmarried, dated October 30, 2013, recorded October 31, 2013, of record in Instrument No. 20131031-0113140, Register's Office for Davidson County, Tennessee.

Jennifer Sheppard is now known as Jennifer Sheppard Jacobs, having married Ben M. Jacobs.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 9033 Old Charlotte Pike, Pegram, TN 37143.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13 day of September, 2018.

Ben M. Jacobs

Jennifer Sheppard Jacobs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ben M. Jacobs and Jennifer Sheppard Jacobs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 13 day of September, 2018.

Notary Public

My Commission expires:

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