WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 5/13/2020
(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 157177 DEEDWARR
11/06/2018 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,004.55
20181106-0110081

DEANNA L COOPER
WARRANTY DEED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Courtney Shaddox	New Owner	071 16 0 084.00
(NAME)	(NAME)	
1314 AB Montgomery Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marilee Jacobs, a single person**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Courtney Shaddox, a single person**, 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 in Davidson County, Tennessee, being the northerly 80 feet of Lot No. 16 in the Bellview Plan, of record in Book 332, page 51, Register's Office for said County.

Said part of said Lot fronts 80 feet on the westerly side of Montgomery Avenue and runs back between parallel lines 200 feet to the east line of Lot No. 3 on said Plan.

Being the same property conveyed to Eli H. Jacobs and wife, Adrian Jacobs by Warranty Deed from W. A. McWhirter and wife, Mary E. McWhirter dated February 24, 1961 and recorded February 27, 1961 in Book 3183, Page 137, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marilee Jacobs by Quit Claim Deed from Eli H. Jacobs and wife, Adrian Jacobs dated March 11, 1983 and recorded March 11, 1983 in Book 6019, Page 503, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Marilee Jacobs by Quit Claim Deed from Eli H. Jacobs and wife, Adrian Jacobs dated January 27, 1984 and recorded January 27, 1984 in Book 6222, Page 888, in said Register's Office for Davidson County, Tennessee.

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1314 AB Montgomery Avenue, Nashville, TN 37207

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 we do covenant with 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 our hands this 6th day of November, 2018

Marilee Jacobs

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Marilee Jacobs, a single person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of November, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-186041SSO

True Copy Certification

I, Jamie Ivey, 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 therewith 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, Emily Jones, a notary public for this county and state, Jamie Ivey, 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: 05/31/2022

