THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181118543** Karen Y Johnson Davidson County Batch# 179087 **DEEDWARR** 12/31/2018 10:17:43 AM 2 pgs Fees: $13.00 Taxes: $2,127.50 20181231-0126263	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00 Affiant Subscribed and sworn to before me, this 28th day of December, 2018. Notary Public My Commission Expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Robert L. Jacobs 900 Grapevine Lane Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 12 0 043.00

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, **Brent M. Freeman and Erica R. Freeman, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert L. Jacobs and Chenoa Jacobs, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, Being Lot No. 52 Block, "I" as shown on the Plan of Cherokee Park, Section 3, as of record in Book 843, Pages 2 and 3, Register's Office for said County.

Being the same property conveyed by Warranty Deed from Bill Weeks, Individually, as devisee of the Estate of Donald Eugene Marvin, deceased, and as Executor of the Estate of Donald Eugene Marvin, deceased, and Mark Marvin, Matt Marvin, Brian Pearce, Brad Pearce, Jennifer Schmidt, and Jean Thompson, devisees of the Estate of Donald Eugene Marvin, deceased to Brent M. Freeman and Erica R. Freeman, husband and wife, as recorded on the 25th day of October, 2017 in Instrument No. 20171025-0109323 and Deed from Elta Jane Plumlee, a widow to Donald E. Marvin, unmarried, as recorded on the 5th day of March, 1974 in Deed Book 4793, Page 512, 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 2019 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHEROKEE PARK, SECTION 3, as recorded in Plat Book 843, Page(s) 2 and 3.

This is improved property located at 240 Cherokee Road Nashville TN 37205

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 December, 2018.

Brent M. Freeman

Erica R. Freeman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brent M. Freeman and Erica R. Freeman, 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 December, 2018.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022