THIS INSTRUMENT PREPARED BY:
Paul C. Hayes
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

Karen Johnson Davidson County
Batch# 184721 DEEDWARR
01/16/2019 01:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190116-0004643

WARRANTY DEED

Consideration Certificate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F), the transfer of the property described herein is exempt from the Tennessee Realty Transfer tax.

William Edward Jacobs

WILLIAM EDWARD JACOBS, as Trustee, Affiant

Subscribed and sworn to before me,
this 16th day of January, 2019.

Lisa D. Hill

Notary Public
My Commission Expires: 5-3-2021

LISA D. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
William Edward Jacobs, as Trustee of the William Edward Jacobs Revocable Trust, and Erica Weinstein Jacobs, as Trustee of the Erica Weinstein Jacobs Revocable Trust 3707 Trimble Road Nashville, TN 37215	William Edward Jacobs, as Trustee of the William Edward Jacobs Revocable Trust, and Erica Weinstein Jacobs, as Trustee of the Erica Weinstein Jacobs Revocable Trust 3707 Trimble Road Nashville, TN 37215	131-08-0 124.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, we, **WILLIAM E. JACOBS and wife, ERICA JACOBS,** (collectively, the "Grantor"), have bargained and sold, and by these presents do transfer and convey a fifty percent (50%) undivided interest in and to certain real property located in Davidson County, Tennessee, being more particularly described below, unto **William Edward Jacobs, as Trustee of the WILLIAM EDWARD JACOBS REVOCABLE TRUST under agreement dated January 16, 2019**, and a fifty percent (50%) undivided interest in such property unto **Erica Weinstein Jacobs, as Trustee of the ERICA WEINSTEIN JACOBS REVOCABLE TRUST under agreement dated January 16, 2019**, their respective successors and assigns (collectively, the "Grantee"):

Land in Davidson County, Tennessee, being parts of Lot Nos. 11 and 12, on the unrecorded Plan of Westhaven; and being more particularly described according to a survey made by John B. Kohl, III dated January 3, 1973, and March 30, 1992, as follows:

Said parts of said lots front 123 feet on the southerly margin of Trimble Road and extend back 336 feet, more or less, on the westerly line and 335 feet, more or less, on the easterly line to a dead line in the rear, measuring 123 feet thereon.

Being the same property conveyed to William E. Jacobs and wife, Erica Jacobs, by Warranty Deed dated July 11, 2006 from HR Properties of Tennessee, a Tennessee general partnership, of record as Instrument No. 20060719-0087143, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. The Deed of Trust of record as Instrument Number 20150203-0010245, Register's Office for Davidson County, Tennessee securing a certain promissory note dated January 26, 2015 from William E. Jacobs and wife, Erica Jacobs to Fearon Financial, LLC dba Smarter Mortgages, in the original principal amount of Seven Hundred Eighty Six Thousand ($786,000.00) Dollars.
2. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4319, page 960 and Book 5346, page 700, said Register's Office/

This is improved property known as 3707 Trimble Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, their successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to said land to Grantee, their successors and assigns, against the lawful claims of all persons whomsoever.

This transfer is made pursuant to the provisions of Tenn. Code Ann. § 35-15-510, which provides in part that any property conveyed by spouses who held such property as tenants by the entirety, such as the Grantor, to any revocable trust(s), such as the Grantee, shall have the same immunity from the claims of their respective creditors as if such property had continued to be held by the Grantor as tenants by the entirety.

This deed was prepared without the benefit of a title search and uses the legal description for the property herein conveyed as reflected in the deed of conveyance to the Grantor. The property is conveyed subject to such limitations, restrictions, easements, and encumbrances as may affect the subject property.

WITNESS my hand this 16th day of January, 2019.

William E Jacobs

WILLIAM E. JACOBS

Erica Jacobs

ERICA JACOBS

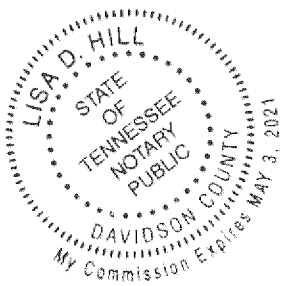
STATE OF TENNESSEE)

)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM E. JACOBS and ERICA JACOBS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 16th day of January, 2019.



Notary Public

My Commission Expires: 5-3-2021

CERTIFICATE OF AUTHENTICITY

I, Paul C. Hayes, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Paul C. Hayes

Paul C. Hayes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa D. Hill, a notary public for this county and state, Paul C. Hayes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa D. Hill

Notary Public

My Commission Expires: 5-3-2021

Notary's Seal (if on paper)

