WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

W-VRES-19-515

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-3-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew Frederick Jacoby	Citizens Bank, N.A.	
(NAME) **515 Ben Allen Road**	(NAME) 6100 Tower Circle Suite 600 * TNF100	**06100002206**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REGINA DORSEL RUDE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW FREDERICK JACOBY, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Lot No. 22 in the 12th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Stephen A. Draper, Surveyor dated May 24, 1962, less a portion of the same conveyed to the State of Tennessee as of record in Book 4992, page 987, Register's Office for Davidson County, Tennessee and described as follows:

Beginning in the easterly margin of Ben Allen Road 1364 feet from the corner of Lot 246, in Maplewood Heights, of record in Book 547, page 103, said Register's Office, running thence northwardly 45 feet with the margin of Ben Allen Road; thence N 36 degrees 55 feet E 373 feet to Nicken's Line; thence S 60 degrees E 70 feet; thence S 40 degrees 31 feet W 386 feet to the point of beginning.

Included in the above description but expressly excluded from this conveyance is that portion of the property which is included in the conveyance to the State of Tennessee for the purpose of widening Ben Allen Road as contained in Deed of record in Book 9224, page 80, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gina Dorsel, unmarried by Warranty Deed from Titan Financial Group, LLC of record in Instrument No. 20060908-0111496 Register's Office for Davidson County, Tennessee, dated September 5, 2006 and recorded on September 8, 2006.

The herein described property is not now nor ever has been the principal place of residence of the grantor or the grantors spouse herein.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 7026, Page 744, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **515 Ben Allen Road, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 202878 **DEEDWARR**
03/06/2019 03:51:01 PM 2 pgs
Fees: $13.00 Taxes: $710.40

20190306-0020749

Witness my/our hand(s) this the 1st DAY OF MARCH, 2019.

Regina Dorsel Rude f/k/a Gina Dorsel by Laura Mitchell, Attorney-in-Fact

Regina Dorsel Rude f/k/a Gina Dorsel, by
Laura Mitchell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of REGINA DORSEL RUDE F/K/A GINA DORSEL, and who acknowledged he/she/they executed the same as the free act and deed of the said REGINA DORSEL RUDE F/K/A GINA DORSEL.

Witness my hand and official seal, this the 1st of March, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212