This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2019040001

Karen Johnson Davidson County
Batch# 218819 DEEDWARR
04/17/2019 10:16:32 AM 2 pgs
Fees: $13.00 Taxes: $2,645.50
20190417-0035219

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $715,000.00

Sworn to and subscribed before me this 16th day of April, 2019.

Affiant

Notary Public
Commission expires 1-3-23

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner:
Joshua Eric Joseph
1511 Madison Ct. N
Buffalo Grove, IL 60089

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
093-130H-001.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Tolbert Wolcott Legg, unmarried and and Jennifer Jacobs, unmarried and and Andrew S. Jacobs, married** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joshua Eric Joseph and Tara Beth Joseph, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 1, Sigler Townhomes, as shown on plat of record attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Sigler Townhomes, a Horizontal Property Regime with Private Elements recorded in Instrument No. 20081113-0112201, as corrected by Affidavit of Scrivener' s Error recorded in Instrument No. 20081230-0123719, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tolbert Wolcott Legg, an unmarried man and Jennifer Jacobs, an unmarried woman and Andrew S. Jacobs, a married man by Warranty deed from Ian P. Wrigley, an unmarried man of record in Instrument No. 20161229-0136812 Register's Office for Davidson County, Tennessee, dated December 27, 2016 and recorded on December 29, 2016.

This is improved property known as **1401 Sigler Street, Nashville, TN 37203.**

The undersigned declare under penalty of perjury that the subject property as never been the principal residence of any Grantor or their spouse.

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said 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 himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

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

Tolbert Wolcott Legg

Jennifer Jacobs

Andrew S. Jacobs, by Jennifer Jacobs, attorney in fact

attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Tolbert Wolcott Legg and Jennifer Jacobs, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2019.

Notary Public

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of April, 2019, before me personally appeared Jennifer Jacobs, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as attorney in fact on behalf of Andrew S. Jacobs, and acknowledged that [s]he executed the same as the free act and deed of Andrew S. Jacobs for the purposes therein contained.

Witness my hand, at office, on this 16th day of April, 2019.

Notary Public

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-14-2019