WARRANTY DEED

Karen Johnson Davidson County
Batch# 219197 **DEEDWARR**
04/17/2019 02:37:37 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20190417-0035388

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/16/2020

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $275,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of April, 2019.

Notary Public

My commission expires: 7/16/20

(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY
East Main Title, LLC, 117 East Main St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Maryam Randolph John Randolph 116 Cross Timbers Drive Nashville, TN 37221	Access National Mtg 1800 Robert Fulton Dr Ste 350 Reston, VA 20191	142-02-0-047.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **John M. Jacob and wife, Tina V. Jacob,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maryam Randolph and John Randolph, wife and husband,** 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 Lot No. 63 on the Plan of Cross Timbers, Section 2 of record in Plat Book 3700, Page 92, in the Register's Office for Davidson County.

Said Lot No. 63 fronts 93.60 feet on the Easterly side of Cross Timbers Drive, and extends back 208.8 feet on the Northerly line and 158.2 feet on the Southerly line to a dead line, in the rear, which is a broken line measuring a total of 174.5 feet thereon.

Being the same property conveyed to John M. Jacob by Warranty deed from Patricia Brennan Sandberg, now being Patricia Brennan of record in Book 8625, page 294, Register's Office for Davidson County, Tennessee, dated May 11, 1992 and recorded on May 13, 1992. (Value or consideration shown in aforementioned deed $90,000.00.)

Being the same property conveyed to James C. Vance, Trustee by Quitclaim Deed from John M. Jacob of record in Book 8858, Page 786, Register's Office for Davidson County, Tennessee, dated February 02, 1993 and recorded February 05, 1993 and within the same deed the said James C. Vance, Trustee conveyed his interest in the subject property to John M. Jacob and wife, Tina V. Jacob (Value of consideration shown in aforementioned deed $0.00.) Being also known as 116 Cross Timbers Drive Nashville, Tennessee 37221.

This conveyance is subject to the following: 1) Property taxes for the year 2019, a lien not yet due and payable. Said taxes have been prorated between the parties as od the date of this instrument, with the Grantee paying their prorated share to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 30 utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-AR-19-1116

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. Whenever used, the singular number 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 12th day of April, 2019.

John M. Jacob

Tina V. Jacob

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John M. Jacob and Tina V. Jacob, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of April, 2019.

Notary Public
My Commission expires: _____

THOMAS O SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 02-21-2022