WARRANTY DEED

Karen Johnson Davidson County
Batch# 249879 DEEDWARR
06/28/2019 08:44:40 AM 2 pgs
Fees: $13.00 Taxes: $902.43
20190628-0062838

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,900.00

Nicole Jacobs Le/Dd 6/

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2019.

A Walston

Notary Public

MY COMMISSION EXPIRES: 3-2-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nicole Jacobs	CMG Mortgage	064-08-0-022.00
(NAME)	(NAME)	
4745 Kennysaw Drive	3160 Crow Canyon Rd # 400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	San Ramon, CA 94583	
(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 considerations, the receipt of which is hereby acknowledged, we Steven D. McRobie and Terry J. McRobie, husband and wife, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Nicole Jacobs, a single woman, hereinafter called the GRANTEE(S), her 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. 376, on the plan of Section Four, Sherwood Forest, of record in Plat Book 4460, Pages 182 & 183, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Steven D. McRobie and Terry J. McRobie, husband and wife by Warranty Deed dated 07/16/1999 from William B. Searle and wife, Jeaneatte R. Searle of record in Book 11581, Page 454, Register's Office for Davidson County, Tennessee.

Subject to: All matters as set forth per Plat Book 4460, Page 182, Plat Book 4460, Page 183, Register's Office for Davidson County, Tennessee; Restrictive Covenants of record in Book 4704, Page 448, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 4745 Kennysaw Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 26th day of June, 2019.

Steven D. McRobie

Terry J. McRobie

State of Florida
County of Bay

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven D. McRobie and Terry J. McRoble, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of June, 2019.

Notary Public:
My Commission Expires:

AMBER J. PAGE
MY COMMISSION # FF 990673
EXPIRES: May 24, 2020
Bonded Thru Notary Public Underwriters

~~RETURN TO:~~
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075