Karen Johnson Davidson County
Batch# 314675 DEEDWARR
11/12/2019 03:44:54 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20191112-0116669

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of November, 2019.

Notary Public

My commission expires: 7/6/20

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Benjamin Mark Jacoway	Studio Bank	119030131.00
(NAME)	(NAME)	
407 Barrett Road	124 12th Ave. South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37203	

Warranty Deed

For and in Consideration of the sum of $315,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Kenneth Burd, unmarried,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Benjamin Mark Jacoway, unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 132, as shown on the map entitled Glenncliff Estates, Section 6, of record in Plat Book 2133, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Kenneth Burd, unmarried by deed from Lisa Bowden Marstiller, an unmarried woman, of record in Instrument No. 20190418-0035755, said Register's Office.

This property is __unimproved _X_improved property known as: 407 Barrett Road, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: MRE-19-407

Witness our hands this 7th day of November, 2019.

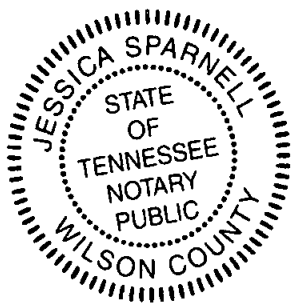
Kenneth Burd

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kenneth Burd, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of November, 2019.

Notary Public
My Commission Expires: 4-22-23



After Recording Return to:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122