#35166

WARRANTY DEED

Karen Johnson Davidson County
Batch# 357661 DEEDWARR
02/13/2020 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $3,348.50
20200213-0016465

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER S $905,000.00

Affian:

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 10-2-2023 (AFFIX SEAL)

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jennifer B. Jacobs and Tolbert Wolly Legg (NAME)	Synovus Bank (NAME)	11610008300
203 Jackson Blvd. (ADDRESS)	800 Shades Creek Pkwy MS 101 (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Birmingham, AL 35209 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Robert W. Lowe III,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jennifer B. Jacobs, unmarried and Tolbert Wolly Legg, unmarried, as 50% tenants in common,** 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 the northerly part of Lot number 19 on the Map of A.M. Bransford's Subdivision of Lots numbers 29 to 34, inclusive and 45 in the First Belle Meade Subdivision, as of record in Book 421, Page 139 of the Register's Office for Davidson County, Tennessee.

Said part of lot number 19 fronts 120 feet on the southerly side of Jackson Boulevard and runs back 196 1/2 feet on the easterly line and 210 feet on the westerly line, with the easterly margin of Deer Park Circle, to a dead line and measures 100 feet, more or less thereon.

Being the same property conveyed to Robert W. Lowe, III and wife, Angela S. Lowe by deed dated September 18, 2007 from George N. Spiva, married of record in Instrument No. 20070920-0112766, Register's Office for Davidson County, Tennessee. Pursuant to the Final Decree of Divorce by the Third Circuit Court for Davidson County, Tennessee, Case No. 17D-172 the legal title to said property was transfered to Robert W. Lowe, III and divested from Angela S. Lowe.

unimproved ☐

This is improved ☑ property, known as 203 Jackson Blvd., Nashville, TN 37205
(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 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 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. 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.

Witness my/our hands this 10th day of February, 2019.

Robert W. Lowe III

State of Tennessee
County of Davidson

On this 10th day of February, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Robert W. Lowe III, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 10th day of February, 2020.

DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021
File No.: 20-Jacobs

TRUE COPY CERTIFICATION

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

