Karen Johnson Davidson County
Batch# 434815 DEEDWARR
07/10/2020 11:48:30 AM 4 pgs
Fees: $23.00 Taxes: $2,904.50
20200710-0075439

#35523

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35523-06-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $785,000.00. Affiant Subscribed and sworn to before me this 8th day of July, 2020. Notary Public My Commission Expires: 10-7-2023

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

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Benjamin L. Collins, Stephanie Collins 436 Lynnwood Boulevard Nashville, TN 37205	REGIONS MORTGAGE 2050 Parkway Office Circle Birmingham, AL 35244	Map and Parcel No.: 11615009900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jennifer Beth Jacobs, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin L. Collins and Stephanie Collins, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 436 Lynnwood Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 8th day of July, 2020.

Jennifer Beth Jacobs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer Beth Jacobs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of July, 2020.

Notary Public

My Commission Expires:
10-2-2023



EXHIBIT "A"

Land in Davidson County, Tennessee, being the South 105 feet of Lot No. 106-A, on the Plan of Royal Oaks Subdivision, as shown on a copy of an unrecorded map made by W.B. Southgate, Surveyor, and being shown as parts of Lots Nos. 105 and 106 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Plat Book 421, pages 102 and 103, and described as follows:

Said part of said lot fronts 105 feet on the Easterly side of Lynwood Boulevard, and runs back between lines 338 feet on the South line and 350 feet, more or less, on the North line to a dead line in the rear measuring 105 feet thereon.

Being the same property conveyed to Jennifer Beth Jacobs, unmarried by deed dated June 14, 2018 from Thomas G. Gallant, III, C. Scott Ralls Gallant and Lacy Campbell-Orde, sole surviving heirs of the Estate of Micheal A. Gallant of record in Instrument No. 20180615-0057679, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 11615009900.
2. Belle Meade City taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No.: 11615009900.
3. Restrictive Covenants contained in an instrument of record in Book 1357, page 505, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4159, page 132, Register's Office for Davidson County, Tennessee.

JJ

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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:

