THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $2,150,000.00. Affiant Subscribed and sworn to before me this 29th day of March, 2022. Notary Public My Commission Expires 3/6/24

Record & Return To:
First Title & Escrow Co., Inc.
ETEC File No. 36944.02

Karen Johnson Davidson County
Batch# 830962 DEEDWARR
03/30/2022 10:15:33 AM 3 pgs
Fees: $18.00 Taxes: $7,955.00

20220330-0036754

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Morgan Anderson, Jennifer Anderson 5061 Hill Place Nashville, TN 37205	**NEW OWNER**	Map and Parcel No.: 116020B04300CO

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, **Boyd G. Jacoway, Jr. and spouse, Melinda M. Jacoway**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jennifer Anderson and Morgan Anderson, as joint tenants in common with the right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5061 Hill Place, Nashville, TN 37205.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, 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 29th day of March, 2022.

Boyd G. Jacoway, Jr.

Melinda M. Jacoway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Boyd G. Jacoway, Jr. and Melinda M. Jacoway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of March, 2022.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 48 on the Final Plat of Hill Place, of record in Plat Book 7900, page 913, and pages 923-932 (at page 929), as amended by Surveyor's Certificate of Correction, of record in Book 10058, page 112, all in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Boyd G. Jacoway, Jr. and spouse, Melinda M. Jacoway by deed dated May 4, 1995 from H.G. Hill Realty Company, a Tennessee corporation, of record in Book 9666, Page 644, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantees.
2. Declaration of Covenants, Conditions, By-Laws and Restrictions for Hill Place, of record in Book 9645, page 85 amended in Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20000322-0029124 and Instrument No. 20010510-0048634, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Hill Place Homeowners Association of record in Book 9737, page 400, Instrument No. 20090324-0026385, and Instrument No. 20150212-0012883, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record in Plat Book 7900, page 913 and pages 923 through 932, (at page 923) amended by Surveyor's Certificate of Correction in Book 10058, page 112, Register's Office for Davidson County, Tennessee.
5. Easement for sewer of record in Book 3506, page 63, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6391, page 530, Book 6897, page 74, and Book 8223, page 594, Register's Office for Davidson County, Tennessee.
7. Deed of Conveyance of Water and Sewer Mains to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10693, Page(s) 696 and 700, Register's Office for Davidson County, Tennessee.