WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 12/23/03 08:31 2pgs
Fees:13.00 Taxes:439.93
20031223-0182090

d-0370

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marla E. Davis	Marla E. Davis	083-08-0-264.00
(NAME)	(NAME)	
800 Crescent Hill Road	800 Crescent Hill Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Randy S. Tobitt and wife, Misty N. Tobitt and Jason Browning and wife, Emily B. Browning, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marla E. Davis, unmarried & Justin L. Hall, unmarried, * 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:

*as joint tenants with rights of survivorship

Being Lot No. 32 as shown on the Plan Final Plat Rosebank Meadows-Phase One, as recorded in Plat Book 9700, page 531, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Randy S. Tobitt and wife, Misty N. Tobitt and Jason Browning and wife, Emily B. Browning, by deed dated June 5, 2003 from Rosebank Meadows Subdivision, LLC, a Tennessee limited liability company of record in Instrument No. 20030617-0083389, Register's Office for Davidson County, Tennessee.

Misty N. Tobitt joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Randy S. Tobitt.

Randy S. Tobitt executes this Warranty Deed for and on behalf of himself and Misty N. Tobitt pursuant to a Power of Attorney recorded simultaneously herewith.

Emily B. Browning joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Jason Browning.

Jason Browning executes this Warranty Deed for and on behalf of himself and Emily B. Browning pursuant to a Power of Attorney recorded simultaneously herewith.

Upon oath, Randy S. Tobitt and wife, Misty N. Tobitt and Jason Browning and wife, Emily B. Browning , warrant, covenant and certify that the aforedescribed real property is not their homestead as defined by Statute.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 800 Crescent Hill Road, Nashville, TN 37206
(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 our hands this 13th day of December, 2003.

Jason Browning

Emily B. Browning
By Jason Browning, Attorney in Fact

Randy S. Tobitt

Misty N. Tobitt by Randy S. Tobitt
By Randy S. Tobitt, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy S. Tobitt and Jason Browning the bargainor (s), 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 at Brentwood, Tennessee this 13th day of December, 2003.

Commission expires: 4/16/06

Notary Public

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Randy S. Tobitt, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Misty N. Tobitt, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Misty N. Tobitt. Witness my hand and Notarial Seal this 13th day of December, 2003.

Notary Public

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

My Commission Expires: 4/16/06

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jason Browning, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Emily B. Browning, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Emily B. Browning. Witness my hand and Notarial Seal this 13th day of December, 2003.

Notary Public

JACK CASE WILSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

My Commission Expires: 4/16/06

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027