File No. 40032

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/05/04 10:22 2pgs
Fees:13.00 Taxes:1766.75
20040305-0025327

STEVEN G. WATERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires July 24, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$477,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/24/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 1000 Northchase Drive, Suite 100, Goodlettsville, TN 37072 mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon C. Peeler	Same as new owner	12-128.00
(NAME) 7981 Old Springfield Hwy	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(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, Scott E. Tobitt and wife, A. Michele Tobitt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jon C. Peeler and wife, Vickie Y. Peeler, 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:

BEING Lot No. 1 on the Plan of Bakers Fork Estates, of record in Plat Book 6900, Page 761, Register's Office for Davidson County, Tennessee, described according to a survey by R. L. Montoya, dated September 7, 1988, as follows, to-wit:

BEGINNING at an existing concrete monument in the westerly right-of-way margin of Old Dickerson Pike and located approximately 696 feet more of less south of Bakers Station Road as measured along said westerly margin; thence with said westerly margin south 34 deg. 11 min. 58 sec. East, 130.00 feet to an existing iron pin; thence leaving said westerly margin South 66 deg. 55 min. 27 sec. West, 638.39 feet to an existing iron pin; thence, North 05 deg. 51 min. 38 sec. West, 200.00 feet to an existing concrete monument; thence, North 75 deg. 29 min. 29 sec. East, 554.38 feet to the point of beginning, containing 2.32 acres, more or less.

Being the same property conveyed to Scott E. Tobitt and wife, A. Michele Tobitt by deed from David Davidson and wife, Karen C. Davidson, of record in Book 9978, page 702, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6882, page 161, said Register's Office.

Subject to easements of record in Book 1634, Page 623, Book 1118, Page 463 and Book 7863, Page 959, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7981 Old Springfield Hwy, Goodlettsville, TN 37072
(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 2nd day of March, 2004.

Scott E. Tobitt

A. Michele Tobitt

File No. 40032

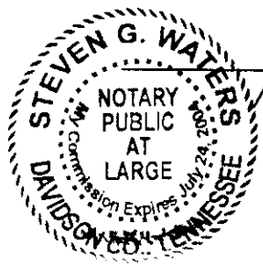
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott E. Tobitt and A. Michele Tobitt, the bargainor(s), 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 and official seal this 2nd day of March, 2004.

Commission expires: 7/24/04



Notary Public