Davidson County DEEDWARR Recvd: 04/20/04 11:15 2pgs Fees:13.00 Taxes:421.80 20040420-0044578	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2004. Notary Public MY COMMISSION EXPIRES: October 12, 2005. (AFFIX SEAL)

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Joshua M. Howe	SouthTrust Mortgage Corporation	83-8
928 Dalebrook Lane	210 Wildwood Parkway	GROUP
Nashville, Tennessee 37206	Birmingham, Alabama 35209	PARCEL 245

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ******One Hundred Fourteen Thousand Dollars and Zero Cents ($114,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Randy Tobitt, married, and Jason Browning, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joshua M. Howe and wife, Christina L. Howe, 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. 13 on the Plan of the Final Plat Rosebank Meadows, Phase Two, of record in Book 9700, page 532, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Randy Tobitt, a married man, and Jason Browning, a married man, by deed from Rosebank Meadows Subdivision, LLC, of record as Instrument No. 20031205-0175304 in the Register's Office for Davidson County, Tennessee.

MISTY TOBITT, spouse of Randy Tobitt, and EMILY BROWNING, spouse of Jason Browning, join in this conveyance to convey any interest they may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 928 Dalebrook Lane, Nashville, TN 37206

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 16th day of April, 2004.

Misty Tobitt

BY: Randy Tobitt, Attorney in Fact

Randy Tobitt

Jason Browning

Emily Browning

BY: Jason Browning, Attorney in Fact

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Randy Tobitt and Jason Browning, the bargainors, 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 at Nashville, Tennessee this 16th day of April, 2004.

Commission expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

Mitchell A. Watts Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, Randy Tobitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Misty Tobitt and acknowledged that he executed the same as the free act and deed of the said Misty Tobitt.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2004.

Mitchell A. Watts Notary Public

My commission expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee

STATE OF TENNESEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Wats, a Notary Public in and for said County and State, Jason Browning, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Emily Browning and acknowledged that he executed the same as the free act and deed of the said Emily Browning.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of April, 2004.

Mitchell A. Watts Notary Public

My commission expires: October 12, 2005

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE Sumner County, Tennessee