Davidson County DEEDWARR
Recvd: 04/28/04 14:12 2pgs
Fees:13.00 Taxes:320.05

20040428-0048250

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/10/07

(AFFIX SEAL)

Brenda R. Lenhardt Notary Public At Large Williamson County, Tennessee

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth A. Holidae	GMAC Mortgage	83-2-88
(NAME) 1405 Sharpe Ave.	(NAME) 100 Witmer Road	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Horsham, PA 19044-0963	
(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,

STANLEY T. TOBITT AND WIFE, EUGINA L. TOBITT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELIZABETH A. HOLIDAE, AN UNMARRIED WOMAN,

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:

Land in Davidson County, Tennessee, being part of Lot No. 8 on the plan of the Martha Martin Lands, as of record in Book 161, page 101, Register's Office for said County, and formerly of record in Book 8, pages 441 and 442, said Register's Office, described according to survey made by Ralph W.C. Lambert, surveyor, May 3, 1992, as follows:
Beginning at a point in the northerly margin of Sharpe Avenue, 194 feet easterly from the northeast corner of said Sharpe Avenue, and north 14th street; thence with the northerly margin of said Sharpe Avenue, eastwardly 56.46 feet; thence northwardly 174.96 feet to the southerly margin of said Roberts Avenue, westerly 38 feet; thence southwardly 176.235 feet to the beginning.

Being the same property conveyed to Stanley T. Tobitt and wife, Eugina L. Tobitt by Warranty Deed dated March 6, 2003 from Anita L. Campbell (also known as Anita F. Campbell) and spouse if married, of record in Instrument No.20030312-0033146, Register's Office for Davidson County, TN.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1405 Sharpe Ave., 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 my/our hand(s) this 23rd day of April, 2004.

Stanley T. Tobitt

Eugina L. Tobitt

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 Stanley T. Tobitt and wife, Eugina L. Tobitt, 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 23rd day of April, 2004

Commission expires: 3/10/07

Brenda R. Lee Notary Public
Notary Public At Large
Williamson County, Tennessee

Brenda R Lee

Notary Public