Davidson County DEEDWARR
Recvd: 07/01/04 12:14 2pgs
Fees:13.00 Taxes:584.13

20040701-0078426

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Keri Robbin Brewer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June 2004.

Mitchell A. Watts
Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

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
Keri Robbin Brewer	Pinnacle National Bank	Map 72-3
1201 McChesney Avenue	211 Commerce Street Suite 300	GROUP
Nashville, Tennessee 37216	Nashville, TN 37201	PARCEL 70

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Four Thousand Nine Hundred Dollars and Zero Cents ($184,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Randy 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 Keri Robbin Brewer, unmarried, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING the westerly 50.0 feet of the easterly 100.0 feet of Lot No. 219 on the Map of Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 219 fronts 50.0 feet on the northerly side of McChesney Avenue and runs back between parallel lines 205.0 feet to a dead line.

BEING the same property conveyed to Randy Tobitt and wife, Misty N. Tobitt and Jason Browning and wife, Emily B. Browning, by deed dated December 29, 2003, from Inzola Bolia and wife, Dedele Bolia, of record as Instrument No. 20031231-0184591 in the Register's Office for Davidson County, Tennessee.

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 1201 McChesney Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, his/her 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 30th day of June, 2004.

Jason Browning

Emily B. Browning

By: _____
Jason Browning, Attorney in Fact

Randy Tobitt

Misty N. Tobitt

By: _____
Randy Tobitt, 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 this 30th day of June, 2004

Mitchell A. Watts Notary Public

My commission expires: 10/12/2005

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, 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 N. .Tobitt, and acknowledged that he executed the same as the free act and deed of the said Misty N. Tobitt.

Witness my hand and official seal this 30th day of June, 2004.

Mitchell A. Watts Notary Public

My commission expires: 10/12/2005

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, 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 B. Browning, and acknowledged that he executed the same as the free act and deed of the said Emily B. Browning.

Witness my hand and official seal this 30th day of June, 2004.

Mitchell A. Watts Notary Public

My commission expires: 10/12/2005

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