File No. 50049

# WARRANTY DEED

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tammy Jo Tobias | Pinnacle Financial Corporation | 12-171.00 |
| (NAME) | (NAME) | |
| 6478 Lickton Pike | 28170 North Main Street | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville, TN 37072 | Daphne, AL 36526 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 02/23/05 13:52 2 pgs
Fees:13.00 Taxes:758.50

20050223-0019792

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, Marilyn E. Moore, an unmarried person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tammy Jo Tobias and Bernard Richard Buscher, both unmarried, as tenants in common with right of survivorship, 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:

A CERTAIN tract of land located in the 10th Civil District of Davidson County, Tennessee, being Tract "C" as shown on a survey by Barry Greer and Association, entitled, "Boundary Survey and Division of the Tinnin and Simpson Land", dated April 8, 1988, of record in Book n/a, Page n/a, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at an iron pin set in the northerly Right of Way of Lickton Pike, said point being located North 74 degrees, 46 minutes, 26 seconds East, a distance of 100.66 feet from the Southwest corner of the property conveyed to Tinnin and Simpson by deed of record in Book 6881, Page 959, Register's Office for Davidson County, Tennessee, and proceeding as follows: Leaving said Right-of-Way of Lickton Pike, and severing the land of said Tinnin and Simpson, North 23 degrees, 41 minutes, 43 seconds West, a distance of 744.19 feet to an iron pin; Thence, North 27 degrees 57 minutes 45 seconds West a distance of 750.00 feet to an iron pin; Thence, South 86 degrees, 50 minutes 32 seconds West, a distance of 140.83 feet to an iron pin; Thence, North 20 degrees, 32 minutes, 04 seconds West, a distance of 556.90 feet to an iron pin set in the southerly line of the property conveyed to Arles B. Greene by deed of record in Book 6882, Page 241, Register's Office for Davidson County, Tennessee, Thence, with the line of said Greene, South 85 degrees, 44 minutes 35 seconds East, passing the common corner between the property of said Greene and the property conveyed to John E. Wright by deed of record in Boom 6882, Page 228, Register's Office for Davidson County, Tennessee, and continuing with the southerly line of said Wright, a total distance of 265.19 feet to an iron pin; Thence, leaving the line of said Wright, and severing the land of the previously mentioned Tinnin and Simpson, South 20 degrees, 35 minutes, 48 seconds East a distance of 628.30 feet to an iron pin, Thence, South 23 degrees, 57 minutes, 45 seconds East, a distance of 1353.29 feet to an iron pin set in the northerly Right-of-Way of Lickton Pike, Thence, with said Right-of-Way of Lickton Pike, South 74 degrees, 46 minutes, 26 seconds West, a distance of 50.17 feet to the beginning, containing 5.01 acres, more or less.

Being the same property conveyed to Marilyn E. Moore, unmarried, by deed from N. Eric Swenson and Jill A. Swenson, dated June 30, 1999, of record in Book 11556, page 780, Register's Office, Davidson County, Tennessee.

The legal description contained herein is the same as in the previous deed of record.

unimproved ☐

This is improved ☒ property, known as 6478 Lickton Pike, 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.

File No. 50049
Witness my hand this 16th day of February, 2005.

M. L. E Moore
Marilyn E. Moore

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 Marilyn E. Moore, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of February, 2005.

Commission expires:

11-22-08

MIGNON SMELSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

Notary Public