(1)

Davidson County DEEDWARR
Recvd: 09/01/05 11:07 3 pgs
Fees:18.00 Taxes:392.20

20050901-0104973

File No. 250801648

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2005.

WILLIAM CASTLEMAN SMITH NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 7/24/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Williams	Angela Williams	023-00-0 ~~044.00~~ 174.00
(NAME)	(NAME)	
2262 Crocker Springs Road	1821 Harpeth River Drive	023-00-0 - 175.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Randy Tobitt, and Wife, Misty Tobitt**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angela Williams, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

A tract of land in the 3rd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 44 on Tax Map 23, and being more particularly described as follows:

Beginning at a concrete highway monument on the easterly right-of-way margin of Crocker Springs Road (right-of-way width varies), also being the Southwest corner of Joseph F. Carnahan, as of record by Instrument No. 20010927-0104640, Register's Office, Davidson County, (R.O.D.C.), Tennessee, and proceeding as follows:

From the Point of Beginning and leaving said right-of-way margin and with the southerly property line of said Carnahan, North 74 degrees 45 minutes 13 seconds East, 273.31 feet, to an iron rod new; thence, with the easterly property line of said Carnahan, North 16 degrees 24 minutes 51 seconds West, 85.59 feet, to an iron rod new, also being a common corner of Thelma R. Birk, of record in Deed Book 5283, Page 674, R.O.D.C., Tennessee; thence, leaving Carnahan and with the southerly property line of Birk, North 74 degrees 01 minutes 12 seconds East, 1647.84 feet, to a wooden fence post old, being a common corner of John Douglas Hill, of record in Deed Book 11428, Page 453, R.O.D.C., Tennessee, and Cass H. Satterfield and wife, Julia A. Satterfield, of record in Deed Book 637, Page 728, R.O.D.C., Tennessee; thence, leaving the common property corner of Hill and Birk and with the westerly property line of said Satterfield, South 06 degrees 49 minutes 12 seconds West, 160.00 feet, to an iron rod new, on the westerly property line of Betty Ann Hudgins of record in Deed Book 5401, Page 787, R.O.D.C., Tennessee, also being the common property corner of Tract 1 and Tract 2; thence, with said common property corner and leaving Hudgins westerly property line, South 74 degrees 09 minutes 22 seconds West, 1055.30 feet to an iron rod new; thence, South 69 degrees 41 minutes 02 seconds West, 776.51 feet, to an iron rod new on the easterly right-of-way margin of said road; thence, with said right-of-way margin, North 29 degrees 20 minutes 54 seconds West 125.00 feet to the Point of Beginning and containing 275,142 square feet or 6.316 acres, more or less, described according to a survey prepared by Kenneth H. Hinkle, Jr., TN No. 810, Ragan-Smith Associates, 315 Woodland Street, Nashville, TN 37206, dated November 12, 2004.

Being the same property conveyed to Randy Tobitt, a married person, by deed from John E. Clemmons, Administrator, c.t.a., of the estate of William C. Link, Deceased, pursuant to the authority and directions of the Probate Court of Davidson County, Tennessee, of record in Instrument #20050224-0020654, Register's Office for Davidson County, Tennessee.

TRACT II:

A tract of land in the 3rd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a part of Parcel 44 on Tax Map 23, and being more particularly described as follows:

Commencing at a concrete highway monument on the easterly right-of-way margin of Crocker Springs Road (right-of-way width varies), also being the southwest corner of Joseph F. Carnahan, as of record by Instrument No. 20010927-0104640, Register's Office, Davidson County, Tennessee and proceeding as follows to the Point of Beginning: South 29 degrees 20 minutes 54 seconds East, 125.00 feet to an iron rod, new, the Point of Beginning, the common property corner of Tract 1 and Tract 2.

From the Point of beginning and leaving the easterly right-of-way margin of Crocker Springs Road, at the common property corner of Tract 1 and Tract 2 and proceeding as follows:

With the common property line of Tract 1 and Tract 2, North 69 degrees 41 minutes 02 seconds East, 776.51 feet, to an iron rod new; thence, North 74 degrees 09 minutes 22 seconds East, 1055.30 feet, to an iron rod new, being in the westerly line of Betty Ann Hudgins, of record in Deed Book 5401, Page 787, Register's Office for Davidson County, Tennessee; thence, with said Hudgins westerly property line, South 06 degrees 49 minutes 12 seconds West, 236.72 feet, to an iron rod new; thence, leaving said Hudgins westerly property line and with the common property line of Tract 3 and Tract 2, South 76 degrees 20 minutes 28 seconds West, 929.88 feet, to an iron rod new; thence, South 69 degrees 41 minutes 02 seconds West, 759.68 feet, to an iron rod new, on the easterly right-of-way margin of Crocker Springs Road, thence, with said right-of-way margin, North 32 degrees 14 minutes 00 seconds West, 155.09 feet, to a concrete monument old; thence, North 29 degrees 20 minutes 54 seconds West 33.82 feet to the Point of Beginning and containing 341,996 square feet or 7.851 acres, more or less, described according to a survey prepared by Kenneth H. Hinkle, Jr., TN No.810, Ragan-Smith Associates, 315 Woodland Street, Nashville, TN 37206 dated November 12, 2004.

Being the same property conveyed to Randy Tobitt and wife, Misty Tobitt, by deed from James D. Ezzell and wife, Bette C. Ezzell, of record in Instrument #20050308-0025142, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 2262 Crocker Springs Road, 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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 my/our hand(s) this 29th day of August, 2005.

Randy Tobitt by Misty Tobitt

Randy Tobitt
By: Misty Tobitt, Attorney-in-Fact

Misty Tobitt

Misty Tobitt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named MISTY TOBITT, 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 at Goodlettsville, Tennessee, this 29th day of August, 2005.

My Commision Expires: 07/21/07

Notary Public

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, MISTY TOBITT, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE pursuant to Power of Attorney of record in Instrument #20050901010497 Registers Office for Davidson County, Tennessee, the Attorney-in-Fact of RANDY TOBITT and is authorized by RANDY TOBITT to execute this instrument as the free act and deed of RANDY TOBITT on this 29th day of August, 2005.

Witness my hand at Goodlettsville, Tennessee, this 29th day of August, 2005

My Commission Expires: 07/21/07

Notary Public.

WILLIAM D. CASTLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File Number: 250801648

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072