Davidson County DEEDWARR
Recvd: 09/28/05 11:13 2 pgs
Fees:13.00 Taxes:778.48

20050928-0116392

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2005.

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, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Jeffrey M. Vaiksnoras	Pinnacle National Bank	141-15-0 C
1113 Silverleaf Terrace	211 Commerce Street #300	GROUP
Nashville, Tennessee 37221	Nashville, Tennessee 37201	PARCEL 003.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Ten Thousand Four Hundred Dollars and Zero Cents ($210,400.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Daniel K. Lobb and wife, Claudia J. Lobb, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeffrey M. Vaiksnoras and wife, Marisa E. Vaiksnoras, 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. 207 on the Plan of Rolling River Estates, Section VIII, as of record in Book 5800 page 148, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Daniel K. Lobb and wife, Claudia J. Lobb, by deed dated May 15, 1987, from James L. Goodloe and wife, Debra B. Goodloe, of record in Book 7239, page 125, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 1113 Silverleaf Terrace, Nashville, Tennessee 37221

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 21st day of September, 2005.

Daniel K. Lobb

Claudia J. Lobb

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 Daniel K. Lobb and Claudia J. Lobb, 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 21st day of September, 2005.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

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