**WARRANTY DEED** #8792

Davidson County DEEDWARR
Recvd: 04/03/06 15:54 2 pgs
Fees:13.00 Taxes:516.52
20060403-0037834

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$139,600.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST DAY OF MARCH, 2006.**

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Tobitt Custom Homes** | New Owner | **083-13-0 484.00, , 487.00,** |
| (NAME) | (NAME) | **485.00,486.00** |
| 1508 Rosebank Ave. | | |
| (ADDRESS) | (ADDRESS) | **288.00 & 289.00** |
| Nashville, TN 37206 | , | |
| (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, **Tonya G. Jones and James T. McLean**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tobitt Custom Homes**, 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 Lot Nos., 347, 348, 349, 350 & 351 on the Plan of Edgefield Land Company's Second Subdivision, of record in Plat Book 57, Page 152 Register's Office for said County, to which reference is made for a more complete description.**

**And**

**Land in Davidson County, Tennessee, being Lot No. 1, Resubdivision of Lots 345 & 346 on the Plat of Edgefield Land Company's Second or Spring Subdivision of record in Instrument No. 20000929-0096525, Register's Office for said County, to which reference is made for a more complete description.**

**Being the same property conveyed to Tonya G. Jones and James T. McLean by deed of record in Instrument 20000601-0054477, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.**

unimproved ☒

This is improved ☐ property, known as , ,

(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 31st day of March, 2006.

Tonya G. Jones

James T. McLean

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 Tonya G. Jones and James T. McLean the bargainor(s), 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 31st day of March, 2006.

Commission expires:

Notary Public

MY COMMISSION EXPIRES: [illegible] 23, 2009

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.