WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/29/06 10:42 3 pgs
Fees:18.00 Taxes:74.00

20060629-0077949

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Misty Tobitt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: January 24, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

d-0720

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Misty Tobitt	NEW OWNER	072-11-0-224.00
(NAME) 1508 Rosebank Avenue	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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, Compass Development, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Misty Tobitt, 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:

SEE ATTACHED EXHIBIT A

unimproved ☒
This is improved ☐ property, known as 1421 Ann Street, Nashville, TN 37216
(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 hand this 23rd day of June, 2006.

Compass Development, LLC

By: H. David Bearden
H. David Bearden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared H. David Bearden with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the Chief Executive Manager respectively of Compass Development, LLC, the within named bargainor, a Limited Liability Company, and that he/she as such C.E.M being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of Compass Development, LLC, by the said H. David Bearden as such C.E.M.

Witness my hand and official seal at office at Nashville, Tennessee on this the 23rd day of June, 2006.

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 01/24/09

EXHIBIT A

Lot 2 of T. E. Guthries UNRECORDED SUBDIVISION of Lots Nos. 58 and 59 on the plan of W. J. Myers Subdivision Maxeys Addition to Brownsville, of record in Book 332, Page 66, Register's Office for Davidson County, Tennessee.

Said Lot 58 fronting 50 feet on the east side of Pennington Avenue, Lot 59 fronts 70 feet on the east side of Pennington, both lots extend back between parallel lines 150 feet to an alley in the rear. The south line of Lot 59 being the north line of Ann Street, said two lots have been resubdivided by the said T.E. Guthries so as to make three lots fronting on Ann Street of 50 feet each. The said 3 lots are numbered consecutively 1, 2 & 3 beginning at Pennington Avenue, making Lot No. 2 herein conveyed front 50 feet on the north side of Ann Street and extend back between parallel lines 120 feet to a dead line.

BEING PART all of the same property conveyed to Compass Development, LLC by Warranty Deed dated 08/05/2005 from Richard Houston Burrus, a married man, of record in Instrument No. 20050829-0103166, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216