Davidson County DEEDWARR
Recvd: 07/27/06 12:41 2 pgs
Fees:13.00 Taxes:155.40

20060727-0090920

WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B-SFG-06-02715

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF July, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Tobitt	New Owner (NAME)	
2715 Eastland Avenue		83-8-229
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we B AND T BUILDING GROUP, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LINDA TOBITT, Married, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25 ON THE PLAN OF WHITMAN MEADOW, SECTION THREE, OF RECORD IN PLAT BOOK 4060, PAGE 182, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO B AND T BUILDING GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM CUMBERLAND PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 5TH DAY OF APRIL, 2005 IN INSTRUMENT NO. 20050405-0036969, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2715 Eastland Avenue, Nashville, Tennessee 37206
(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), their 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), 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 25th day of July, 2006.

B and T Building Group, LLC

By: _____

Title: Owner

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of July, 2006, before me personally appeared Randy Tobitt, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the managing member of B and T Building Group, LLC, the within named bargainor, a corporation, and that he/she as such managing member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of July, 2006.

Notary Public

My Commission Expires:

PATRICK MOORE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires MAR. 8, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903