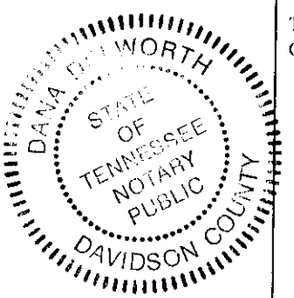
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,900.00

E. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 01/23/07 12:51 3 pgs
Fees:18.00 Taxes:454.73
20070123-0009270

D-0906

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela Brunett	SunTrust Mortgage Inc.	083-03-0 226.01
(NAME)	(NAME)	
1121 Campbell Street	P.O. Box 57028	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Irvine, CA 92619	
(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, Randy Tobitt and wife, Misty Tobitt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Angela Brunett, unmarried, 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

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.

unimproved ☐

This is improved ☒ property, known as 1121 Campbell Street, Nashville, TN 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 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 12th day of January, 2007.

Randy Tobitt

Misty Tobitt

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 Randy Tobitt and Misty Tobitt the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of January, 2007.

Commission expires: 3-20-2010

~~Dana Delworth~~
Rebekah J. Sims

Notary Public

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

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

EXHIBIT A

Land in the 15th Civil District of Davidson County, Tennessee, being part of old Lot No. 63 on the Plan of Brownsville as recorded in Book 21, Page 9, Register's Office for Davidson County, Tennessee, and being more particularly described, without a survey, as follows:

Beginning at a point in the center line of Campbell Street, said point being located S 87 deg. 50 min. E 25 feet from a monument marking the Northwest corner of the new right-of-way of a portion of said Campbell Street as shown by the Plan of Brown Meadows, recorded August 10, 1960, in Book 2854, Page 113, Register's Office for said County, said point also marking the center of the old 30 foot right-of-way of said street and being the southeast corner of old Lot No. 63, as shown on the said plan of Brownsville; running thence N 87 deg. 50 min. W 150 feet to a point in the Northerly margin of said Brown Meadows Subdivision said Northerly margin of said Brown Meadows Subdivision, said Northerly margin being the boundary line between Lots Nos. 63 and 57, as shown on the said Plan of Brownsville; thence N 4 deg., more or less, W along a line parallel with the center line of the old Campbell Street 65.4 feet, more or less, to a point; thence S 87 deg. 50 min. E parallel with and located 65.00 feet when measured at right angles from the said Northerly margin of Brown Meadows and old Lot No. 57, a distance of 150 feet to the center line of the old Campbell Street; thence S 4 deg. More or less, E along the center line of the old Campbell Street 65.4 feet, more or less, to the beginning.

BEING all of the same property conveyed to Randy Tobitt and wife, Misty Tobitt by Warranty Deed dated 5/26/2006 from Stewart Building Group, LLC of record in Instrument Number 20060601-0064608, Register's Office for Davidson County, Tennessee.