WARRANTY DEED

ROBERTSON COUNTY
WILLIAM B. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-30-2010

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 05/31/07 16:07 2 pgs
Fees:13.00 Taxes:1054.50
20070531-0064839

D-1059

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Habibeh Khoshbouei	SAME	083-13-0 446.00
(NAME)	(NAME)	
1508 Lillian Street		
(ADDRESS)	(ADDRESS)	
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, Misty Tobitt and husband, Randy Tobitt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Habibeh Khoshbouei, 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:

Being Lot No. 161, Block "R" on the Plan of Lindsley Home Place of record in Plan Book 2, Page 92, Chancery Court for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Misty Tobitt by Warranty Deed dated 4/26/2006 from Jim D. Stevens, unmarried, of record in Instrument Number 20060502-0050684, 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.

unimproved ☐

This is improved ☒ property, known as 1508 Lillian 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 30th day of May, 2007.

Misty Tobitt by Dawn Lesueur Attorney in Fact
Misty Tobitt by Dawn Lesueur, Attorney in Fact

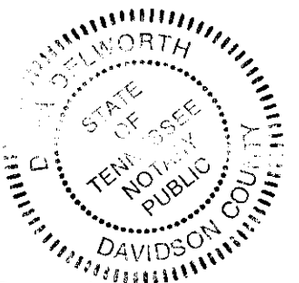
Randy Tobitt by Dawn Lesueur Attorney in Fact
Randy Tobitt by Dawn Lesueur, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVDISON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Dawn Lesueur, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Misty Tobitt, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Misty Tobitt. Witness my hand and Notarial Seal this 30th day of May, 2007.

Notary Public

My Commission Expires: 01/24/09



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appearedDawn Lesueur, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Randy Tobitt, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Randy Tobitt. Witness my hand and Notarial Seal this 30th day of May, 2007.

Notary Public

My Commission Expires: 01/24/09



RETURN TO:

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