WARRANTY DEED

SHANTELL A. SIMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires March 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

D-1092

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie A. Graves	new owner	073-09-0 066.00
(NAME)	(NAME)	
2328 Cooper Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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 Stephanie A. Graves, an unmarried woman, 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 2328 Cooper Lane, 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 our hands this 13th day of June, 2007.

Randy Tobitt

Misty Tobitt

Davidson County DEEDWARR
Recvd: 06/19/07 07:59 3 pgs
Fees:18.00 Taxes:499.13

20070619-0072906

STATE OF TENNESSEE

COUNTY OF DAVIDSON

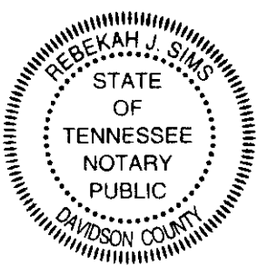
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randy Tobitt and Misty Tobitt the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 13th day of June, 2007.

Commission expires: 3-20-2010

Rebekah J Sims

Notary Public



RETURN TO:

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

EXHIBIT A

Land in the 11th formerly the 18th Civil District of Davidson County, Tennessee being part of Lot No. 1 in the division of Lot No. 5 (the Addison Cooper Lands) on the Plan of the Riverwood Estates of W. F. Cooper, deceased, as of record in Plan Book 2, Page 133, Chancery Court at Nashville, said division not being of record, described as follows:

Beginning at a point on the southwesterly margin of Cooper Lane, 3450+/- feet southeasterly from the southerly margin of the McGavock Pike, said point being south 33 deg. West 53 feet from southwest corner of Lot No. 1 on the Plan of Gibson Heights, as of record in Book 1835, Page 133, Register's Office for said County; thence with the southwesterly margin of said lane, southeastwardly 68.24 feet; thence south 33 deg. West 105.24 feet to the westerly boundary line of said Lot No. 1; thence with said line, northwestwardly 68.94 feet; thence north 33 deg. East 103.07 feet 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 20060601-0064606, re-recorded in Instrument Number 20060724-0088692, Register's Office for Davidson County, Tennessee.