WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/22/08 16:02 2 pgs
Fees:13.00 Taxes:1091.50
20080122-0006824

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/13/10

(AFFIX SEAL)

BA TURNER REA STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Gilbert	Pinnacle National Bank	061-14-0 228.00
(NAME) 1608 Boscobel Street	(NAME) 211 Commerce St., Ste 300	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37201	
(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, I, Tobitt Custom Homes, now known as, Strong Tower, LLC, a Tennessee limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian Gilbert and wife, Melinda Gilbert, 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:

Land in Davidson County, Tennessee, being Lot No. 347 on the Plan of Edgefield Land Company's Second Subdivision, of record in Plat Book 57, page 152, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to TOBITT CUSTOM HOMES, by deed from TONYA G. JONES and JAMES T. MCLEAN, of record as Instrument No. 20060403-0037834, dated March 31, 2006, said Register's Office.

The name of the Limited Liability Company has been changed to Strong Tower, LLC by Articles of Amendment to Articles of Organization (LLC) of record in Instrument No. 20060824-0104306, Register's Office for Davidson County, Tennessee. The name change was filed August 24, 2006 with the Secretary of State.

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 1608 Boscobel 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 17th day of January, 2008.

Strong Tower, LLC

By: Dawn Lesuer

Dawn Lesuer

Managing Member

STATE OF TENNESSEE

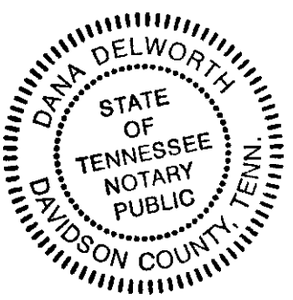
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Dawn Lesueur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Strong Tower, LLC, the within named bargainor, a llc, and she as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as such Managing Member.

Witness my hand and official seal at Nashville this 17th day of January, 2008.

Commission expires: 01/24/2009

Notary Public



RETURN TO:

CLG Title and Escrow Services, LLC
1222 16th Avenue South, Suite 10
Nashville, TN 37212