WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/08 16:08 2 pgs
Fees:13.00 Taxes:484.70
20080225-0018469

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES 01/24/2009

(AFFIX SEAL)

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
Devin K. Miller and April L. Miller	MidSouth Bank	043-15-0-121
(NAME)	(NAME)	
118 Larkin Springs Road	One East College Street	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37130	
(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, **RANDY TOBITT AND WIFE, MISTY TOBITT AND ERIC J. LESUEUR AND WIFE, JERRI DAWN LESUEUR** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEVIN K. MILLER AND WIFE, APRIL L. MILLER**, 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 lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc of record as Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. #2389, dated 11-22-06, and being Lot 5 of the Reed & Jenkins Subdivision, of record in Plat Book 843, Page 73, said Register's Office and being more particularly described as follows:

BEGINNING at an iron pin new in the westerly right-of-way line of Larkin Springs Road, said pin being the southeasterly corner of Lot 4 and the northeasterly corner of the herein described;

Thence, with said right-of-way line, S 7 deg 47' 21" W, 49.68' to an iron pin new, being the northeasterly corner of Lot 6;

Thence, with the northerly line of Lot 6, N 83 deg 09' 30" W, passing at 215.69', a witness pin new, a total distance of 220.69' to a point in the easterly line of the Turning Point Church property, of record in Deed Book 1340, Page 91;

Thence, with said line, N 7 deg 30' 22" E, 48.40' to an iron pin new at the southwesterly corner of the aforementioned Lot 4;

Thence, S 83 deg 29' 21" E, 220.95' to the POINT OF BEGINNING and containing 10,827 square feet or 0.249 acres, more or less.

Being the same property conveyed to RANDY TOBITT AND WIFE, MISTY TOBITT AND ERIC J. LESUEUR AND WIFE, JERRI DAWN LESUEUR, by deed from HTI MEMORIAL HOSPITAL CORPORATION, A TENNESSEE CORPORATION, of record as Instrument No. 20061229-0160614, dated December 28, 2005, said Register's Office.

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 x property, known as 118 LARKIN SPRINGS ROAD, MADISON, TN 37115
(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 31st day of January, 2008.

Randy Tobitt

Misty Tobitt

Eric J. Lesueur

Jerri Dawn Lesueur

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RANDY TOBITT, MISTY TOBITT, ERIC J. LESUEUR AND JERRI DAWN LESUEUR** the within named 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 1222 16th Avenue South, Ste 10, Nashville, TN 37212 this 31st day of January, 2008.

Commission expires: 01/24/09

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

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