# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/14/08 15:52 2 pgs
Fees:13.00 Taxes:998.63
20080414-0037824

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No.: 2008030011

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2008

Notary Public

MY COMMISSION EXPIRES: 3-20-2010

(AFFIX SEAL)

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

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael D. Velting | AmTrust Bank | 083-08-0 043.00 |
| (NAME) | (NAME) | |
| 2413 Eastland Avenue | 1111 Chester Avenue, Suite 200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | Cleveland, OH 44114 | |
| (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/WE, Randy S. Tobitt and wife, Misty Tobitt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael D. Velting, 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:

Land in Davidson County, Tennessee, being Lot(s) No. 4, as shown on the map entitled the Plan of Hanley Subdivision, Section 2, of record in Plat Book 2330, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RANDY S. TOBITT, A MARRIED MAN, by deed from STRONG TOWER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20070515-0058179, dated April 27, 2007, said Register's Office.

Being the same property conveyed to RANDY S. TOBITT, A MARRIED MAN, by deed from STRONG TOWER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20070515-0058179, dated April 27, 2007, 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 ☒ property, known as 2413 Eastland Avenue, Nashville, TN 37206
(House Number) (Street) (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 my/our hand(s) this 28th day of March, 2008.

Randy S. Tobitt

Misty Tobitt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Randy S. 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, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 28th day of March, 2008.

Notary Public

My Commission Expires 01/24/2009

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

**RETURN TO:**

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