Box 10-B

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/08 13:51 2 pgs
Fees:13.00 Taxes:455.10

20080417-0039043

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 2008030054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Deborah J. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2008

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: 8-23-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charturah J. Smith	CTX Mortgage Company, LLC	072-11-0-275.00
(NAME)	(NAME)	
2139 Burns St.	3100 McKinnon, 2nd Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Dallas, TX 75201	
(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 Tobitt and wife, Misty Nicole Tobitt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charturah J. Smith, 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 Number 80 on the plan of W. J. Myers Subdivision of parts of lots in Maxey's Addition to Brownsville, of record in Book 332, Page 66, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Randy Tobitt and wife, Misty Nicole Tobitt by Quitclaim Deed from Strongtower, LLC dated 06/18/07, recorded 06/22/07 in Instrument Number 20070622-0075121, 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 2139 Burns St., Nashville, TN 37216
(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 16th day of April, 2008.

Randy Tobitt

Misty Nicole 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 Tobitt and wife, Misty Nicole 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 16th day of April, 2008.

Notary Public

My Commission Expires 3-20-2010

REBEKAH J. SIMS
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206