WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/08 11:10 2 pg
Fees:13.00 Taxes:512.45

20080502-0045076

File No.: 200802010

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANNY L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

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
Brian T. Mahoney and Robin R. Mahoney	Taylor, Bean, & Whitaker	43-15-0-119.00
(NAME)	(NAME)	
108 Larking Springs Road	1417 N. Magnolia Ave.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Ocala, FL 34475	
(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 Tobitt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian T. Mahoney and wife, Robin R. Mahoney, 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 3 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 2 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 4;

Thence, with the northerly line of Lot 4, N 83 deg 49' 10" W, 221.22' to an iron pin new 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 southwest corner of the aforementioned Lot 2;

Thence, S 84 deg 08' 56" E, 221.50' to the POINT OF BEGINNING and containing 10,851 square feet or 0.249 acres, more or less.

Being the same property conveyed to RANDY TOBITT AND WIFE, MISTY TOBITT, by deed from HTI MEMORIAL HOSPITAL CORPORATION, A TENNESSEE CORPORATION, of record as Instrument No. 20061229-0160646, dated December 28, 2006, 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 108 Larking Springs Road, Madison, TN 37115
(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 21st day of March, 2008.

Randy Tobitt by Misty Tobitt, Attorney in Fact

Randy Tobitt by Misty Tobitt, Attorney in Fact

Misty 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 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 21st day of March, 2008.

Notary Seal present,
but could not be reproduced.

Notary Public

My Commission Expires 01/24/09

Bill Garrett
Davidson County Register of Deeds

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MISTY TOBITT Attorney in Fact for RANDY TOBITT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument on behalf of RANDY TOBITT by MISTY TOBITT for the purposes therein contained pursuant to Power of Attorney executed by RANDY TOBITT.

Witness my hand and official seal this 21st day of March, 2008.

Notary Public

Commission Expires: 01/24/09

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

RETURN TO:

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