Box 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,900.00

Cassandra J. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2008

June E. Rowell
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/19/08 13:59 2 pgs
Fees:13.00 Taxes:499.13
20080619-0063318

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
June E. Rowell
My Commission Expires May 22, 2010
STATE OF TENNESSEE

File No.: 2008040062

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
Clayton B. Marshall	Quality Lending, LLC	043-15-0-118.00
(NAME)	(NAME)	
106 Larkin Springs Rd	7101 Executive Center Dr., Ste. 202	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(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 Clayton B. Marshall, an unmarried man, 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 2 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 1 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 3;

Thence, with the northerly line of Lot 3, N 84 deg 08' 56" W, 221.50' 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 1;

Thence, S 84 deg 28' 38" E, 221.79' to the POINT OF BEGINNING and containing 10,862 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. 20061229-0160642, 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 106 Larkin Springs Rd, 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 17th day of June, 2008.

Randy 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 Tobitt and wife, 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 17th day of June, 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
1104 Fatherland Street Ste B
Nashville, TN 37206