File No. 280601143

20B

WARRANTY DEED

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: 11-7-11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 06/27/08 12:48 2 pgs
Fees:13.00 Taxes:98.05
20080627-0066599

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Tobitt	SAME AS NEW OWNER	9.00 209
(NAME) 1985 Baker Road	(NAME)	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Ricky W. Goodman, Unmarried, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Thomas Tobitt and wife, Carolyn Tobitt, hereinafter called the grantee(s), 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 No. 2 on the Plan of Goodman Subdivision, as shown of record in Book 8250, Page 594, Register's Office for Davidson County, Tennessee, and being more particularly described according to the survey of Frank V. Neeley, Registered Land Surveyor, State of Tennessee, License No. 1493, dated 10 June 1996, as follows, to-wit:

BEGINNING at a point on the Westerly margin of Jackman Road, common corner with Lot No. 1, thence along the Westerly margin of Jackman Road along a curve having a radius of 165.66 feet, 63.22 feet to an iron pin set; thence, continuing along the Westerly margin of Jackman Road in a Northerly direction and along a curve having a radius of 352.92 feet, 165.96 feet to an iron pin set; thence, continuing along the Westerly margin of Jackman Road along a curve having a radius of 307.15 feet in a Westerly direction, 281.35 feet to an iron pin set; thence, continuing along the margin of Jackman Road, North 69 degrees, 10 minutes 05 seconds West, 53.24 feet to an iron pin set; thence, leaving the margin of Jackman Road and along the common boundary with Lot No. 3, South 20 degrees, 49 minutes 54 seconds West, 197.06 feet to an iron pin set; thence, along the common boundary with Lot No. 1, South 37 degrees 16 minutes 53 seconds East, 278.81 feet to an iron pin set; thence, continuing along the common boundary with Lot No. 1, South 75 degrees 06 minutes 24 seconds East, 150.97 feet to an iron pin, the point of beginning, and containing 2.00 acres, more or less.

BEING the same property conveyed to Ricky W. Goodman by Executrix's Quitclaim Deed dated June 30, 2005, from Maxine Haynes, Executrix of the Estate of Margaret P. Goodman, deceased, of record by Instrument No. 20050701-0075751 in the Register's Office for Davidson County, Tennessee. The said Margaret P. Goodman having since died and Herschel Goodman having predeceased her. Pursuant to the Last Will and Testament of Margaret P. Goodman, Deceased of record by Docket No. 05P-397, the herein described property was devised to Ricky W. Goodman.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 8027 Jackman Road, Joelton, TN 37080

(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 25th day of June, 2008.

Ricky W. Goodman

Ricky W. Goodman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY DAVIDSON COUNTY

Witness my hand at office this 25th day of June, 2008.

Commission expires: My Commission Expires NOV. 7, 2011

Mary Birthright

Notary Public

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ricky W. Goodman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/~~she/they~~ executed the within instrument for the purposes therein contained.

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RETURN TO:
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