WARRANTY DEED

Return to: File Box 9-B
First Title and Escrow Co., Inc.
ftec file #27931

File No.: 2008070024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) ESTHER CHAMPION NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires NOV 14, 2009

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
David J. Palaia and Hillary T. D. Palaia	Pinnacle National Bank	083-13-0-485.00
(NAME)	(NAME)	
1602 Boscobel St.	211 Commerce St. #300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37219	
(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, Tobitt Custom Homes, a Tennessee Limited Liability Company, now known as Strong Tower, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David J. Palaia (37% interest) and wife, Hillary T. D. Palaia (63% interest), 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 350 on the plan of Edgefield Land Company's Second Subdivision, of record in Book 57, Page 152, Register's Office for said County, to which reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Tobitt Custom Homes by Warranty Deed from Tonya G. Jones and James T. McLean, dated 03/31/06, recorded 04/03/06 in Instrument Number 20060403-0037834, Register's Office for Davidson County, Tennessee.

The correct name for Tobitt Custom Homes is Tobitt Custom Homes & Remodeling, LLC, which name was changed to Strong Tower, LLC by Articles of Amendment recorded in Instrument No. 20060824-0104306, 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 1602 Boscobel St., 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.

Davidson County DEEDWARR
Recvd: 07/24/08 14:58 2 pg
Fees:13.00 Taxes:991.60
20080724-0076079

Witness my/our hand(s) this 21st day of July, 2008.

Tobitt Custom Homes n/k/a Strong Tower, LLC

BY: Misty Tobitt
Misty Tobitt, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Misty Tobitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of Strong Tower, LLC, the within named bargainor, a LLC, and as such , being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself/herself as such .

Witness my hand and official seal on this the 21st day of July, 2008.

Rebekah J. Sims
Notary Public

My Commission Expires 3-20-2010

REBEKAH J. SIMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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Nashville, TN 37206