WARRANTY DEED

Return To:
Commonwealth Title Agency
of Nashville, Inc.
101 Elmore Avenue
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 12/05/08 09:46 2 pgs
Fees:13.00 Taxes:399.60

20081205-0117820

File No.: 2008100011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) MY COMMISSION EXPIRES May 08, 2012

DENISE C. ALLIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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
Jason Smoots	Pinnacle National Bank	072-11-0-291.00
(NAME)	(NAME)	
2158-B Rock City St	211 Commerce Street Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37201	
(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 Jason Smoots, a single 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 in Davidson County, Tennessee, being Lot Number 46 on the plan of W.J. Myers Subdivision of Lots 5, 8, 9 and Part of No. 12 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 part of the same property conveyed to Mark LePera by Warranty Deed from Della Kirby, widow, dated 08/10/06, recorded 08/28/06 in Instrument Number 20060828-0105889, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Strong Tower, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Mark LePera, a married man, dated 05/07/07, recorded 05/15/07 in Instrument Number 20070515-0058172, Register's Office for Davidson County, Tennessee.

Futher being the same property conveyed to Randy Tobitt and wife, Misty Nicole Tobitt by Quitclaim Deed from Strong Tower, LLC, a Tennessee Limited Liability Company, dated 06/18/07, recorded 06/22/07 in Instrument Number 20070622-0075076, 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 2158-B Rock City 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 21st day of November, 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 he/she/they executed the within instrument for the purposes therein contained.

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

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Notary Public

My Commission Expires 1/24/09

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