WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of April, 2009.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atomic Closing and Escrow Services, LLC, P.O. Box 60888, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jesse Lee Jones and Rebecca L. Buchanan-Jones	Synovus Mortgage Corp.	073 13 0 068.00
(NAME) 1508 Rosebank Avenue	(NAME) 2204 Lakeshore Drive, Suite 325	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Birmingham, AL 35209	
(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, WE, Randy S. Tobitt and wife, Misty N. Tobitt, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jesse Lee Jones and wife, Rebecca L. Buchanan-Jones, 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 Lots Nos. 35 to 38, inclusive of Block "A" and part of Lots Nos. 71, 72, 73, and 74, on the Map of Davis Heights, (a/k/a David Heights), as of record in Plan Book 843, page 104, Register's Office for Davidson County, Tennessee, described as follows:

TRACT NO. 1:

BEGINNING at a point in the westerly right-of-way line of Rosebank Avenue, said point being the northeasterly corner of property conveyed to Crystal H. Jones by deed of record in book 9357, page 535, Register's Office for Davidson County, Tennessee, and being the southeasterly corner of the herein described tract; thence leaving said right-of-way line with the northerly line of Crystal H. Jones N 89 degrees 30' 00" W, 250.00 to a point: thence leaving said northerly line with the easterly line of Tract No. 2 of the Morrow property N 2 degrees 49' 55" E, 100.00 feet to a point; thence leaving said easterly line with the southerly line of property conveyed to C. R. Johanson by deed of record in Book 982, page 690, Register's Office for Davidson County, Tennessee, S 89 degrees 30' 00" E, 250.00 feet to an iron rod, said rod being located in the westerly right-of-way line of Rosebank Avenue: thence leaving said southerly line with the westerly right-of-way line of Rosebank Avenue S 2 degrees 49' 55" W, 100.00 feet to an iron rod and the point of beginning containing 24,979 square feet or 0.57 acre, more or less.

BEING the same property conveyed to Darrell W. Morrow and Sue Higgason Morrow, as Trustees of the Morrow Family Trust by Quitclaim deed from Darrell W. Morrow and/or Sue Higgason Morrow, of record in Book 8630, page 415, Register's Office for Davidson County, Tennessee. The said Sue Higgason Morrow having since died June 25, 1995, a resident of Clark County, Henderson, Nevada.

TRACT NO. 2 :

BEGINNING at a point at the northwesterly corner of property conveyed to Crystal H. Jones by deed of record in book 9357, page 535, Register's Office for Davidson County, Tennessee, said point being the southeasterly corner of the herein described tract; thence with the northerly line of property conveyed to Russell H. Johnson, Jr. by quitclaim deed of record in book 5274, page 469, Register's Office for Davidson County, Tennessee, N 89 degrees 30' 00" W, 72.88 feet to an iron pipe; thence leaving said northerly line with the easterly line of property conveyed to Jimmy E. Strain and Peggy R. Alexander by quitclaim deed of record in book 9465, page 606, Register's Office for Davidson County, Tennessee, N 1 degree 37' 10" E, 99.94 feet to a concrete monument; thence leaving said easterly line with the southerly line of property conveyed to C. R. Johanson by deed of record in book 982, page 690, Register's Office for Davidson County, Tennessee, S 89 degreees 30' 00" E, 75.00 feet to a point: thence leaving said southerly line with the westerly line of Tract No. 1 of the aforementioned Morrow property S 2 degrees 49' 55" W, 100.00 feet to the point of beginning containing 7388 square feet or 0.17 acre, more or less.

BEING the same property conveyed to Darrell W. Morrow, Trustee of The Morrow Family Trust, by Quitclaim Deed from Darrell W. Morrow and James Higgason Morrow, the only heirs-at-law of Sue Higgason, deceased, which instrument is being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090026327 DEEDWARR
Recvd: 04/21/09 15:39 2 pgs
Fees:13.00 Taxes:1480.00
20090421-0036249

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 1508 Rosebank Avenue, Nashville, TN 37206

(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 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 our hands this 15th day of April, 2009.

Randy S. Tobitt

Misty N. Tobitt

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy S. Tobitt and Misty N. Tobitt the within named the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 15th day of April, 2009.

Commission expires:
01/07/2013

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Atomic Closing and Escrow Services, LLC
P.O. Box 60888, Nashville, TN 37206