WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090056951 DEEDWARR
Recvd: 08/20/09 08:41 3 pgs
Fees:18.00 Taxes:469.90
20090820-0078294

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANNA ROBERTSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 7-8-2011

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
Jerry O. Lewis	First Community Mortgage, Inc.	043 15 0 123.00
(NAME)	(NAME)	
122 Larkin Springs Road	1610 South Church Street, Suite A	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Murfreesboro, TN 37130	
(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 Tobitt and wife, Misty Tobitt, and Eric J. Lesueur and wife, Jerri Dawn Lesueur, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry O. Lewis*, 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:

*unmarried

Land in Davidson County, Tennessee, being Lot 7 of The Reed and Jenkins Subdivision, of record in Plat Book 843, Page 73, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Randy Tobitt and wife, Misty Tobitt, and Eric J. Lesueur and wife, Jerri Dawn Lesueur by deed from HTI Memorial Hospital Corporation, a Tennessee corporation, of record in Instrument Number 20061229-0160634, said Register's Office.

Being further described on attached "Exhibit A"

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 x property, known as 122 Larkin Springs Road, Madison, TN 37115
(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 14th day of August, 2009.

Eric J. Lesueur

Jerri Dawn Lesueur

Randy Tobitt

Misty Tobitt

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Randy Tobitt and wife, Misty Tobitt, and Eric J. Lesueur and wife, Jerri Dawn Lesueur 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 14th day of August, 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

This property is commoonly known as: 122 Larkin Springs Road, Madison, Tennessee 37115, Davidson County.

Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being part of the property of TCMC Madison-Portland , Inc. of record at Instrument No. 20060403-0037167, at the Retgister'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 No. 7 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 6 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 1 on the Larkin Springs Subdivision, of record in Plat Book 5800, page 178, said Register's Office;

Thence, N 82 deg 29' 38" W, 220.18' 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 southwesterly corner of Lot 6 on the Reed & Jenkins Subdivision;

Thence, S 82 deg 49' 35" E, 220.43' to the POINT OF BEGINNING and containing 10803 square feet or 0.248 acres, more or less.

Being the same property conveyed to Randy Tobitt and wife, Misty Tobitt and Eric J. Lesueur and wife, Jerri Dawn Lesueur from HTI Memorial Hospital Corporation by deed dated 12/28/2006 and filed for record in Instument No. 20061229-0160634, Register's Office for Davidson County, Tennessee.

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