WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/09 15:01 3 pgs
Fees:18.00 Taxes:436.60
20091106-0103034

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of November, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~01/07/13~~ 6-26-11
(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
Antwaun T. James	Antwaun James	043-15-0-266.00
(NAME)	(NAME)	
120 Larkin Springs Road	120 Larkin Springs Rd.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison TN 37115	
(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 Antwaun T. James, 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 lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc. of record at Instrument Number 20060403-0037167, at the Register's Office for Davidson Conty, 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 6 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 5 and the northeasterly ~~corner~~ 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 comer of Lot 7;

Thence, with the northerly line of Lot 7, N 82 deg 49' 35" W, 220.43' 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 comer of the aforementioned Lot 5;

Thence, S 83 deg 09' 30" E, passing at 5.00', a witness pin new, for a total distance of 220.69' to the POINT OF BEGINNING.

Being the same property conveyed to Randy Tobitt and wife, Misty Tobitt and Eric J. Lesueur and Jerri Dawn Lesueur by Warranty Deed dated December 28, 2006 from HTI Memorial Hospital Corporation, a Tennessee Corporation, of record in Instrument Number 20061229-0160624, Register's Office for said County.

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 120 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 5th day of November, 2009.

Randy Tobitt

Misty Tobitt

Eric J. Lesueur

Jerri Dawn Lesueur

STATE OF TENNESSEE

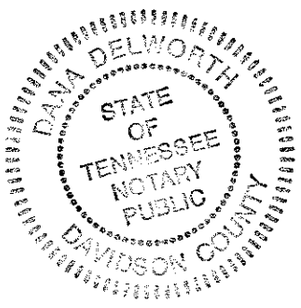
COUNTY OF Davidson

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 5th day of November, 2009.

Commission expires: 01/07/13

Notary Public



RETURN TO:

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

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Gregory D. Vadner, a notary public for this county and state, Tracy Hobby, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

6-26-11

