BILL GARRETT, Davidson County
Trans:T20100036853 DEEDWARR
Recvd: 06/17/10 10:10 2 pgs
Fees:13.00 Taxes:407.00

20100617-0047093

WARRANTY DEED

G-HCR-10-0112

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF June, 2010

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela M. Bowers	First Community Mortgage, Inc.	
112 Larkin Springs Road (ADDRESS)	(NAME) 275 Robert Rose Drive (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	43-15-120.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RANDY TOBITT AND MISTY TOBITT, MARRIED AND ERIC J. LESUEUR AND JERRI DAWN LESUEUR, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANGELA M. BOWERS , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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 NO. 20060403-0037167, AT THE REGISTER'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 4 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 3 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 5; THENCE, WITH THE NORTHERLY LINE OF LOT 5, N 83 DEG 29' 21" W, 220.95' 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 SOUTHWEST CORNER OF THE AFOREMENTIONED LOT 3; THENCE, S 83 DEG 49' 10" E, 221.22' TO THE POINT OF BEGINNING AND CONTAINING 10839 SQUARE FEET OR 0.249 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 BY GENERAL WARRANTY DEED FROM HTI MEMORIAL HOSPITAL CORPORATION, A TENNESSEE CORPORATION, RECORDED ON THE 29TH DAY OF DECEMBER, 2006 IN INSTRUMENT NO. 20061229-0160605, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 843, PAGE 73; EASEMENT FOR RIGHT OF WAY AND RIGHT OF ENTRY OF RECORD IN BOOK 11203, PAGE 786; DECLARATION OF EASEMENT OF RECORD IN INSTRUMENT NO. 20061228-0160174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 112 Larkin Springs Road, Madison, Tennessee 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 GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 11th day of June, 2010.

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 Misty Tobitt, and Eric J. Lesueur and Jerri Dawn Lesueur, the within named bargainor, 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 this the 11th day of June, 2010.

Notary Public

My Commission Expires: 11/7/12

(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903