WARRANTY DEED

Return TO:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

R-DD-12-2704

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF May, 2012.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS
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
Daphne Smith	Daphne Smith (NAME)	
2704 Gallatin Pike	1126 Inglewood Drive (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville. TN 37216 (CITY) (STATE) (ZIP)	72-10-197.00

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, I/we RANDY TOBITT, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAPHNE SMITH, 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 IN DAVIDSON COUNTY, TENNESSEE BEING LAND IN THE 11TH, FORMERLY THE 18TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 3 ON THE MAP SHOWING DIVISION OF MRS. LUCINDA LITTON'S LAND, AS OF RECORD IN BOOK 421, PAGE 108, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE BEING PART OF AN UNNUMBERED LOT AND THE WESTERLY 10 FEET OF THE NORTHERLY 64 FEET OF LOT NO. 35 ON THE MAP OF EASTMOOR PLACE, AS OF RECORD IN BOOK 547, PAGES 177 AND 178, SAID REGISTER'S OFFICE. SAID PART OF LOT NO. 3 OR UNNUMBERED LOT FRONTS 64 FEET ON THE EASTERLY SIDE OF GALLATIN PIKE, AS WIDENED, AND TOGETHER WITH SAID PART OF LOT NO. 35, RUNS BACK BETWEEN PARALLEL LINES 253.3 FEET, MORE OR LESS, TO THE WESTERLY LINE OF THE PROPERTY CONVEYED TO LULU MAY MARTIN BY DEED FROM B. R. KENNEDY AND WIFE, OF RECORD IN BOOK 1272, PAGE 516, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO RANDY TOBITT, A MARRIED MAN BY WARRANTY DEED FROM FARES MOHD AND SAMAH MOHAMMED, HUSBAND AND WIFE, RECORDED ON THE 5TH DAY OF JANUARY, 2007 IN INSTRUMENT NO. 20070105-0002231, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF RANDY TOBITT.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE(S) 108 AND EASTMOOR PLACE RECORDED IN PLAT BOOK 547, PAGE 177; AND BOOK 3770, PAGE 46, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2704 Gallatin Pike, Nashville, Tennessee 37216
(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.

BILL GARRETT, Davidson County
Trans:T20120036605 DEEDWARR
Recvd: 05/18/12 08:33 2 pgs
Fees:13.00 Taxes:847.30
20120518-0043053

Witness my/our hand(s) this 11th day of May, 2012.

Randy 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, 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 May, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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