(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130036912 DEEDWARR
Recvd: 05/03/13 09:48 2 pgs
Fees:13.00 Taxes:518.00
20130503-0044744

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Julia Lawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: February 22, 2016.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Legacy Properties, LLC	Legacy Properties, LLC	83-13-0-475.00
(NAME) 804 Plantation Blvd	(NAME) 804 Plantation Blvd	83-13-0-476.00
Gallatin, TN 37066	(ADDRESS) Gallatin TN 37066	
(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, **Stanley Thomas Tobitt**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Legacy Properties, LLC, a Tennessee Limited Liability Company** 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:

Tract 1
Land in Davidson County, Tennessee being Lot No 201 Block B on the map of Lindsley property of record in plat Book 2, page 92 Register's Office of Davidson County, Tennessee.

Said Lot Fronts 50 feet on the south line of Boscobel street and runs back between lines 120 feet more or less to an alley.

Tract 2
Being Lot 200 of Part of Block V on Plan of Lindsley Home Place as of record in Book 2, page 92 Register's Office of Davidson County, Tennessee.

Said Lot No 200 fronts 50 feet on the southerly side of Boscobel Street and runs back between parallel lines 120 feet more or less to an alley.

Being the same property conveyed to Stanley Thomas Tobitt by Quitclaim Deed from Jerry L. Tobitt, Lloyd M. Tobitt, Shirley S. Lloyd and Gladys I. Mallard dated April 29, 2013 and filed for record as Instrument No. 20130503-0044713 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Book 2, page 92 Register's Office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's office of Davidson County, Tennessee.

2013 and all subsequent year's taxes are a lien not yet due and payable.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 1504 Boscobel Street, 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 my hand this 2nd day of May, 2013.

Stanley Thomas Tobitt

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Stanley Thomas Tobitt the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of May, 2013.

Commission expires: February 22, 2016

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

Judith C. Jacobs Notary Public