BILL GARRETT, Davidson County
Trans: T20160093531 DEEDWARR
Recvd: 10/24/16 10:45 3 pgs
Fees: 18.00 Taxes: 1341.25
20161024-0112009

WARRANTY DEED

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$362,500.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2016.

Notary Public

My commission expires: 3/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore
Attorneys at Law 144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jerome Rodriguez	Same as New Owner	**081 12-0-B 492.00 CO**
1350 Rosa L. Parks Blvd., Unit 321		
Nashville, TN 37208		

FOR AND IN 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 ACKNOWLEDGE, WE,

James Wesley Tobitt and Allyssa Tobitt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerome Rodriguez, a single man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

FOR COMPLETE LEGAL DESCRIPTION
AND ANY AND ALL PROPERTY MATTERS
SEE ATTACHED EXHIBIT "A"

BEING the same property conveyed to James Wesley Tobitt and Allyssa Tobitt by Quit Claim Deed of record in Instrument Number 20150708-0066249, of the Register's Office of Davidson County, Tennessee.

This is improved (X) Unimproved (____) property, known as **1350 Rosa L. Parks Blvd., Unit 321, Nashville, TN 37208**

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, his heirs and assigns forever. The GRANTORS covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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.

AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

Witness my/our hand(s) this **30th** day of **September, 2016.**

James Wesley Tobitt by B. Jo Atwood, Attorney-In-Fact

James Wesley Tobitt, by B. Jo Atwood, Attorney-In-Fact

Allyssa Tobitt by B. Jo Atwood, Attorney-In-Fact

Allyssa Tobitt, by B. Jo Atwood, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, B. JO ATWOOD, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she is the Attorney-In-Fact of the maker, or a constituent of the maker, and is authorized by the maker or by their constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, JAMES WESLEY TOBITT, by virtue of an instrument of record in Instrument Number 20161024-0112007 of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this **30th** day of **September, 2016.**

Lori J Shelton

Notary Public

My Commission Expires: 8/17/19

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, B. JO ATWOOD, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she is the Attorney-In-Fact of the maker, or a constituent of the maker, and is authorized by the maker or by their constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, ALLYSSA TOBITT, by virtue of an instrument of record in Instrument Number 20161024-0112008 of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this **30th** day of **September, 2016.**

Lori J. Shelton

Notary Public

My Commission Expires: 8/17/19

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No: TN167943

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 321, Werthan Lofts IV and V Condominiums, as established under Master Deed of record in Instrument No. 20070117-006776, amended at Instrument No 20071220-0146056, corrected at Instrument No. 20080118-0006036, amended at Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381 and 20131230-0130918, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to James Wesley Tobitt and Allyssa Tobitt, Husband and Wife, by Quit Claim Deed from James Wesley Tobitt a.k.a Wesley Tobitt and Allyssa Tobitt, f.k.a. Allyssa Beecher, Husband and Wife, dated 6/4/2015, recorded 7/8/2015, of record in Book 20150708-0066249, in the Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Wesley Tobitt and Allyssa Beecher, by Warranty Deed from James S. Weinberg and Mary Beth Cysewski , dated 2/28/2014, recorded 3/10/2014, of record in Book 20140310-0019591, in the Register's Office for Davidson County, Tennessee.

Map/Parcel # 081 12 0B 492.00

This improved property is more commonly referred to as follows: 1350 Rosa L. Parks Boulevard, #321, Nashville, Tennessee 37208.