| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF ~~DAVIDSON~~ WILLIAMSON |
|---|---|
| ***This instrument prepared by:***<br>Christopher J. Thornton, P.C.<br>1061 Cresthaven Road<br>Memphis, TN 38119<br>901-758-2580<br>Cartus File #3042134<br><br>***Return to:***<br>Steltemeier & Westbrook, PLLC<br>3326 AspenGrove Drive, #604<br>Franklin, TN 37067 | The actual consideration or value for this transfer, whichever is greater, is $ 625,000.00<br><br>Affiant<br><br>Subscribed and sworn to me, this the 3rd day of March, 20 20.<br><br>Notary Public - Larry N. Westbrook<br>My commission expires: 4/6/2021<br><br>LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN |
| **Property Address:**<br>5817 Fredericksburg Drive<br>NASHVILLE, TN 37215 | **Parcel ID:**<br>145-05-0-013.00 |
| **Property owner:**<br>J&B Realty Holdings, LLC<br>2419 Hidden River Lane<br>Franklin, TN 37069 | **Mail tax bills to:**<br>NEW OWNER |

**THIS INDENTURE** is made effective the 3rs day of March, 2020, by **Mark G. Tobin, an unmarried man,** First Parties, for the purpose of conveying the premises described herein to J & B Realty Holdings, LLC, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

**WITNESSETH:**

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Tyne Valley Estates, Section 4 of record in Plat Book 3600, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark G. Tobin by Quitclaim Deed from Karen D. Bishop of record in Instrument Number 20090106-0001206 Register's Office for Davidson County, Tennessee, dated December 23, 2008 and recorded on January 06, 2009.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Plat Book 3600, Page 10; Restrictions of record in Book 3574, Page 303, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

**THIS** conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

Karen Johnson Davidson County
Batch# 368470 **DEEDWARR**
03/06/2020 10:59:27 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20200306-0025435

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 19, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

**IN WITNESS WHEREOF,** *the said First Party have hereunder set their hand and seal the day and year first above written.*

**Mark G. Tobin**

STATE OF ALABAMA )
COUNTY OF TUSCALOOSA )

**PERSONALLY APPEARED BEFORE ME,** the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Mark G. Tobin,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND SEAL AT OFFICE,** in Tuscaloosa County, this the 16TH day of December, 2019.

NOTARY PUBLIC

My Commission Expires: _____

TERESA BLACKLOCK NOTARY PUBLIC ALABAMA AT LARGE

MY COMMISSION EXPIRES DEC. 12, 2021

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.