WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: 1/20/05

(AFFIX SEAL)

CHEATHAM COUNTY CARO... NOTARY PUBLIC AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 02/13/02 10:41 2pgs
Fees:13.00 Taxes:943.50
20020213-0019048

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger J. Rotoni	ABN AMRO Mortgage Group, Inc.	Map181
(NAME) 14304 Old Hickory Blvd	(NAME) 2600 W. Big Beaver Rd.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Troy, MI 48084	Parcel 170
(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,
Susan F. Morton and husband, Larry P. Morton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Roger J. Rotoni and Wife, C. Anita Rotoni, 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:

Land lying and being situated in the Fifth (5th) Civil District of Davidson County, Tennessee, and described as follows, to-wit:

Described according to a survey by John B. Rainey, Surveyor #823, dated July 21, 1978, and known as Job No. 78-222 as follows:

Beginning at an iron pin on the easterly margin of Old Hickory Blvd., said iron pin being 200.00' as measured southwardly along the easterly margin of said road from the southwest corner of the E. M. Baker property of record in Deed Book 596, Page 576, Register's Office for said County; thence leaving the easterly margin of the aforesaid Old Hickory Blvd. S 84 deg. 29' 38" E 1091.00' to an iron pin; thence S 2 deg. 11' 38" W 240.99 to an iron pin, said iron pin being the southeast corner of this tract; thence N 84 deg. 29' 38" W 1091.00; to an iron pin, said iron pin being on the easterly margin of aforesaid Old Hickory Blvd.; thence with the margin of Old Hickory Blvd. N 2 deg. 11' 39" E 240.99 to the point of beginning.

Being the same property conveyed to Susan F. Morton by deed from Larry P. Morton of record in Deed Book 8431, page 324, Register's Office for said County.

Larry P. Morton joins in this conveyance to convey any and all rights he may have in this property.

Restrictive Covenants of record in Deed Book 5405, Page 144, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 14304 Old Hickory Blvd, Antioch, TN 37013

(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/our hand(s) this 15th day of February, 2002.

Susan F. Morton

Larry P. Morton

STATE of Tennessee
COUNTY of Williamson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Susan F. Morton and Larry P. Morton the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2/15/2002

My Commission Expires: 3/23/02

Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

File Number2201427

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122