WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REGINA E. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LOUIS VICTOR LONG	SAME	72-9-346
(NAME)	(NAME)	
917 CAHAL AVENUE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37206	,	
(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, **TONI J. ROTHFUSS, A SINGLE PERSON, ROGER J. ROTONI, II, MARRIED, AND ROGER DANIEL ROTONI, A SINGLE PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOUIS ~~VICTOR~~ V. LONG, A SINGLE PERSON**, 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 IN DAVIDSON COUNTY, TENNESSEE, BEING OF LOT NO. 109 ON THE MAP OF IRVINGTON, AS OF RECORD IN BOOK 843, PAGE 60 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 109 FRONTS 60 FEET ON THE NORTHERLY SIDE OF WEST CAHAL AVENUE AND RUNS BETWEEN LINE 164, 58 FEET ON THE WEST SIDE AND 164.83 FEET ON THE EASTERLY LINE, TO A DEAD LINE IN THE REAR ON WHICH MEASURES 60 FEET.

BEING THE SAME PROPERTY CONVEYED TO TONI J. ROTHFUSS, A SINGLE PERSON, AND ROGER J. ROTONI, II, MARRIED, AND ROGER DANIEL ROTONI, A SINGLE PERSON, BY DEED FROM DEUTSCHE BANK NATIONAL TRUST, AS CUSTODIAN OR TRUSTEE, FKA BANKERS TRUST COMPANY OF CALIFORNIA, N.A. AS OF RECORD IN INSTRUMENT NO. 20040427-0047804, RECORDED 04/27/04, REGISTER'S OFFICE FOE DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as 917 CAHAL AVENUE, 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 our hands this 29th day of October, 2004.

Roger Daniel Rotoni By: Toni J. Rothfuss Attorney-in-fact
ROGER DANIEL ROTONI
BY: TONI J. ROTHUESS, ATTORNEY-IN-FACT
Toni J. Rothfuss

Toni J. Rothfuss
TONI J. ROTHFUSS

Roger J. Rotoni, II By: Toni J. Rothfuss Attorney-in-fact
ROGER J. ROTONI, II
BY: TONI J. ROTHUFSS, ATTORNEY-IN-FACT

Davidson County DEEDWARR
Recvd: 11/03/04 14:45 2pgs
Fees:13.00 Taxes:432.90

20041103-0132671

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 **TONI J. ROTHFUSS** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 2004.

Commission expires: 05/29/05

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **TONI J. ROTHFUSS** , with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that **she** executed the within instrument on behalf of **ROGER J. ROTONI, II**, as Attorney-In-Fact, as the free act and deed of the within named **ROGER J. ROTONI, II**.

Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 2004.

Commission expires: 05/29/05

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I. DYKE TATUM Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **TONI J. RUTHFUSS**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that **she** executed the within instrument on behalf of **ROGER DANIEL ROTONI**, as Attorney-In-Fact, as the free act and deed of the within named **ROGER DANIEL ROTONI**.

Witness my hand and official seal at Nashville, Tennessee this 29th day of October, 2004.

Commission expires: 05/29/05

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

I. DYKE TATUM Notary Public