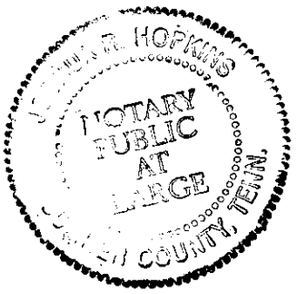
WARRANTY DEED

Return To:
Fearnley & Califf, PLLC
211 Donelson Pike, Suite 113
Nashville, TN 37214



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00

Lauren Califf
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES: ~~June 30, 2006~~ 7-30-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger J. Rotoni II	Roger J. Rotoni II	91-12-260
(NAME)	(NAME)	
602 40th Avenue	14304 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Antioch, TN 37013	
(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, Tim S. Forsman, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roger J. Rotoni II and wife, Claire A. 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: See Exhibit "A"

Land in Davidson County, Tennessee being Lot No. 1 on the Unrecorded Plan of Chadwick Realty Company, Subdivision of part of Lot No. 3 on the Division of the Estate of Joseph Hadley, deceased, of record in Book 1, Page 104, said Lot No. 1 fronts 53 feet on the easterly side of 40th Avenue North, formerly Clifton Avenue, and runs back between lines, the south line being parallel to the north line of Chadwick Avenue, formerly Cedar Street, 150 feet, more or less, to a 16 foot alley.

Being the same property conveyed to Tim S. Forsman, unmarried, by deed of record in Instrument No. 20010613-0062195, Register's Office for Davidson County, Tennessee.

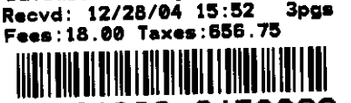
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 602 40th Avenue, Nashville, TN 37209
(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.

Davidson County DEEDWARR
Recvd: 12/28/04 15:52 3pgs
Fees:18.00 Taxes:656.75



20041228-0153322

Witness my hand this 22nd day of December, 2004.

Tim S. Forsman

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 Tim S. Forsman 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of December, 2004.

Commission expires: May 28, 2006

Beth Triplett Notary Public

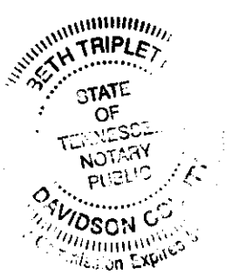


Exhibit "A"
Property Description

Land situated in Davidson County, Tennessee to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the unrecorded plan of Nashville Realty Company's Subdivision of the South part of Lot 8, Clifton Plan of lots according to an unregistered copy of a survey thereof made by W.H. Lyle, Surveyor, in January 1904.

Said Lot No. 2 fronts 53 feet on the easterly side of 40th Avenue North, formerly Clifton Avenue, and runs back between lines, the south line being parallel to and 60 feet north of Delaware Avenue, 185 feet to an alley in the rear, measuring 60.50 feet thereon.