Davidson County DEEDWARR
Recvd: 06/01/05 15:23 2 pgs
Fees:13.00 Taxes:547.79

20050601-0061865

File No. 250501241

WARRANTY DEED

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-26-08

(AFFIX SEAL)

NOTARY PUBLIC COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
121 1st Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cory Rodriguez	OWNR	141-12-0-B-029.00-CO
(NAME)	(NAME)	
7113 Bay Cove Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David Rotter and Ann Rotter, husband and wife**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly Rodriguez and husband, Cory Rodriguez,** HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 91 on the Plan of Phase 2, Southampton of record in Book 5200, Page 595, as amended in Book 6150, Page 298, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David Rotter and Ann Rotter, husband and wife, by deed from Tabby W. Oldham as of record in Instrument No. 20020606-0068671, Register's Office for Davidson County, Tennessee.

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 595, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6120, Page 430, and in Book 6189, Page 940 Register's Office for Davidson County, Tennessee.

Easement of record in Book 10504, Page 462, Book 5183, Page 944 and Book 6509, Page 51, Register's Office for Davidson County, Tennessee.

Charter of record in Book 6323, Page 133, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Unimproved ☐

This is improved ☒ property, known as 7113 Bay Cove Trail, Nashville, TN 37221
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of May, 2005.

David Rotter

Ann Rotter

Ann Rotter by Attty in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, David Rotter ~~and Ann Rotter~~, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of May, 2005.

Commission expires: 11/2/05

Notary Public

File Number: 250501241

RETURN TO:
Sidwell Title
121 1st Avenue South, Suite 200
Franklin, TN 37064

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/02/05

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared David Rotter, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Ann Rotter for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Ann Rotter, and is authorized by Ann Rotter to execute this instrument on his/her behalf.

This the 27th day of May, 2005.

Notary Public

11.22.05

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.