McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $289,900.00

Affiant

Subscribed and sworn to before me, this 6th day of June, 2005.

Notary Public

My commission expires:

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES: MARCH 14, 2009
(Notary Stamp)

Davidson County DEEDWARR
Recvd: 06/10/05 11:21 2 pgs
Fees:13.00 Taxes:1072.63
20050610-0066694

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**7105 Crossroads Blvd. Suite 105**
**Brentwood, TN 37027**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Blair A. Rexroth**<br>**Roberta K. Rexroth** | **Branch Banking & Trust** | **Map 104-11, Parcel 87** |
| **2708 Fairfax Avenue** | **249 North Peters Road** | |
| **Nashville, Tn 37212** | **Knoxville, TN 37923** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Edward C. Tefft, III and Laura R. Hill, Co-Executors of the Estate of Edward C. Tefft**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Blair A. Rexroth and Roberta K. Rexroth,** Husband and wife,

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 the Easterly part of Lot No. 1 on the unrecorded plan of L.A. Bauman's property, described according to a copy of a survey thereof made by W.B. Southgate, Surveyor, December 1928, as follows: Beginning at a point in the Northerly margin of Jones Avenue, the common corner of Lots Nos. 1 and 2 on said plan, being 235 feet East of the Northeast intersection of Jones Avenue and 28th Avenue South; thence with the line between said lots Northerly 168 feet to the Southerly margin of a 15-foot alley; thence with the margin of the same Westerly 60 feet to a point which is 168 feet 6 inches East of the Southeast intersection of said alley and 28th Avenue South; thence Southerly parallel, to the first line 168 feet, more or less, to a point in the Northerly margin of Jones Avenue 175 feet East of the Northeast intersection of Jones Avenue and 28th Avenue South; thence with the margin of said Jones Avenue Easterly 60 feet to the point of beginning.

Being the same property conveyed to Edward C. Tefft, III and Laura R. Hill, Co-Executors of the Estate of Edward C. Tefft, by Last Will and Testament, from Edward C. Tefft. of record in Probate case number 04P-269, Davidson County Probate Court.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Antenuptial Contract of record in Book 4242, page 427, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 2708 Fairfax Avenue, Nashville, Tn 37212.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 6th day of June, 2005.

Edward C. Tefft, III

Laura R. Hill

**STATE OF** South Carolina South Carolina
**COUNTY OF** Aiken

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward C. Tefft, III, Executor of the Estate of Edward C. Tefft, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes contained therein.

Witness my hand, at office, this 4 day of June, 2005.

My Commission Expires July 19, 2014
My commission expires: _____

Notary Public

ZEKE MILLER NOTARY PUBLIC SOUTH CAROLINA

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Laura R. Hill, Executor/Executrix of the Estate of Edward C. Tefft, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes contained therein.

Witness my hand, at office, this 6th day of June, 2005.

My commission expires: _____

Notary Public

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

File #: **05291-SH**
**RECORD & RETURN TO:**
**McCann & Hubbard**
**7105 Crossroads Blvd. Suite 102**
**Brentwood, TN 37027**