WARRANTY DEED

JUSTIN TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$116,900.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **19TH DAY OF OCTOBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**
(AFFIX SEAL)

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
TINA TOLBERT	Taylor Bean & Whitaker Mortgage Corp.	**91-10-423**
(NAME) **5807 MAXON AVENUE**	(NAME) Mail Stop: S	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) Ocala, FL 34475-9078	
(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, an unmarried woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TINA TOLBERT, 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:

BEING LOT NUMBER 4 ON THE PLAN OF EVANS RE-SUBDIVISION OF LOT C, BLOCK 13, B.F. COCKRILL FARM, OF RECORD IN BOOK 4660, PAGE 108, AS CORRECTED BY SURVEYORS CERTIFICATE OF CORRECTION OF RECORD IN BOOK 4817, PAGE 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO TONI J. ROTHFUSS, AN UNMARRIED WOMAN, BY DEED FROM ALPHONSO JACKSON, ACTING SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF RECORD IN INSTRUMENT NO. 20050302-0023209 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **5807 MAXON 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.

Witness **my hand** this **19th day of October, 2005**.

Toni J. Rothfuss
TONI J. ROTHFUSS

Davidson County DEEDWARR
Recvd: 10/21/05 13:00 2 pgs
Fees:13.00 Taxes:432.53

20051021-0127344

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **TONI J. ROTHFUSS, an unmarried** woman with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the person who executed the fore going instrument for the purpose there in contained, and that they executed the same as their act and Deed.

Witness my hand and official seal at **Nashville**, Tennessee this **19th day of October, 2005.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

