6

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,400.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29TH DAY OF DECEMBER, 2005. Notary Public MY COMMISSION EXPIRES: XXXXXXX (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
PENNY L. DIONNE MCCONNELL	SUNTRUST MORTGAGE, INC.	**91-7-3**
(NAME)	(NAME)	
5310 PENNSYLVANIA AVENUE	P.O. BOX 57028	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	IRVINE, CA 92619-7028	
(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,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PENNY L. DIONNE MCCONNELL,** 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 NO.1223 AND THE WESTERLY 15 FEET OF LOT NUMBER 1221, BLOCK 39, PLAN 2, WEST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 172, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PART OF LOT ADJOIN AND FRONT TOGETHER 50 FEET ON THE NORTHERLY SIDE OF PENNSYLVANIA AVENUE AND RUN BACK BETWEEN PARALLEL LINES, LOT NO. 1223 RUNNING BACK ALONG THE EAST MARGIN OF 54TH AVENUE NORTH, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO TONI J. ROTHFUSS BY DEED FROM JAMES HOLDER AND MELINDA W. HOLDER, HUSBAND AND WIFE, OF RECORD IN INSTRUMENT NO. 20050401-0035589, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **5310 PENNSYLVANIA 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 **29th day of December, 2005.**

Davidson County DEEDWARR
Recvd: 01/03/06 10:01 2 pgs
Fees:13.00 Taxes:674.88
20060103-0000291

TONI J. ROTHFUSS

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **TONI J. ROTHFUSS** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **29th day of December, 2005**.

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

