6

WARRANTY DEED

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires July 19, 20

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$50,000.00**

Toni J. Rothfuss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF JANUARY, 2006.**

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
TONI J. ROTHFUSS	Toni J. Rothfuss	**91-12-54**
(NAME)	(NAME)	
4400 INDIANA AVENUE	P.O. Box 90567	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	Nashville, Tennessee 37209	
(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, **BEN T. JOHNSON and CLAUDE R. JOHNSON, AS JOINT TENANTS WITH SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TONI J. ROTHFUSS**, 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 LOT NOS. 301 AND 305 OF BLOCK 42 ON THE PLAN NO. 1 WEST NASHVILLE, OF RECORD IN BOOK 57, PAGE 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NOS. 301, 303 AND 305 FRONT TOGETHER 80.5 FEET ON THE NORTHERLY SIDE OF INDIANA AVENUE AND RUN BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN OF 44TH AVENUE NORTH, FORMERLY 3RD STREET, 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO BEN T. JOHNSON AND CLAUDE R. JOHNSON, AS JOINT TENANTS WITH SURVIVORSHIP BY DEED FROM ISAAC P. CONNER AND WIFE, CLEDDIE J. CONNER OF RECORD IN INSTRUMENT NO. 20031210-0176963 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **4400 INDIANA 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 **our hands** this **30th day of January, 2006.**

BEN T. JOHNSON

CLAUDE R. JOHNSON

Davidson County DEEDWARR
Recvd: 02/02/06 08:15 2 pgs
Fees:13.00 Taxes:185.00

20060202-0012811

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **BEN T. JOHNSON and CLAUDE R. JOHNSON, AS JOINT TENANTS WITH SURVIVORSHIP** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **30th day of January, 2006.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
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