6

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/06 08:27 2 pgs
Fees:13.00 Taxes:699.30

20060417-0042934

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$189,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **13TH DAY OF APRIL, 2006.**

Notary Public

MY COMMISSION EXPIRES: **July 19, 2008.**

(AFFIX SEAL)

JUSTIN T. PEAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 19, 2008

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
MARABETH J. QUIN	CUMBERLAND BANK, C/O CIVITAS BANK GROUP	**91-16-196**
(NAME)	(NAME)	
4210 ELKINS AVENUE	318 SEABOARD LAND, SUITE #305	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	FRANKLIN, TN 37067	
(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 and DOROTHY H. ROTONI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARABETH J. QUIN and JON MARK IVEY**, 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 PART OF BLOCK NO. 2 ON THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF ELKINS AVENUE AND 43RD AVENUE. NO., THENCE WITH THE NORTHERLY MARGIN OF ELKINS AVENUE EASTWARDLY 60 FEET; THENCE NORTHWARDLY 150 FEET TO THE NORTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY WESTWARDLY 60 FEET TO THE EASTERLY MARGIN OF 43RD AVENUE NO,; THENCE WITH SAID AVENUE SOUTHWARDLY 150 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DOROTHY H. ROTONI AND TONI J. ROTHFUSS BY DEED FROM JUANITA TRESLER AND JACK HAMM, JR. AND ELIZABETH PARKER AND LESTER D. HAMM OF RECORD IN INSTRUMENT NO. 20051003-0118603 DATED SEPTEMBER 29, 2005 AND RECORDED OCTOBER 3, 2005 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **4210 ELKINS 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 **13th day of April, 2006.**

Toni J. Rothfuss
TONI J. ROTHFUSS

Dorothy H. Rotoni
DOROTHY H. ROTONI
BY TONI J. ROTHFUSS, ATTONNEY-IN-FACT
by Toni J. Rothfuss
Power of Attorney

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Toni J. Rothfuss**, with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Dorothy H. Rotoni** as Attorney-In-Fact, as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **13th day of April, 2006**.

Commission expires: **July 19, 2008**

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 19, 2008

JUSTIN TATUM Notary Public

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 **13th day of April, 2006**.

Commission expires: **July 19, 2008**

JUSTIN TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires July 19, 2008

JUSTIN TATUM Notary Public