# WARRANTY DEED

06-08-052-D

Davidson County DEEDWARR
Recvd: 10/02/06 09:07 2 pgs
Fees:13.00 Taxes:1572.50
20061002-0121191

State of Tennessee )
County of Davidson )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th day of September, 2006

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

My Commission Expires MAR. 20, 2010

Notary Public

My Commission Expires: _____ (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

**Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027**

| ADDRESS FOR NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL-NUMBERS |
|---|---|---|
| **DARREN CIOFFI** | Same as new | 130-3 |
| (NAME) | (NAME) | |
| 4401 Sunnybrook Drive | owner | 111.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

**FOR AND CONSIDERATION** of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **ERIC ROSENFELD AND WIFE, EVA RUTH ROSENFELD**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DARREN CIOFFI,** _____, hereinafter called the Grantee(s), 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 No. 3, on the Plan of Royal Oaks Veevers Addition of record in Book 2083, Page 13, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to ERIC ROSENFELD AND WIFE, EVA RUTH ROSENFELD, by Deed from GEORGE R. McGILL AND WIFE, LOIS, McGILL, dated September 9, 1967, of record in Book2696, Page 340, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants of record in Book 2333, Page 454, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

BEING unimproved ☐
Improved ☒ property known as: 4401 Sunnybrook Drive, Nashville, TN, 37205.

(House Number) (Street) (City or Town) (State) (Zip)

**TO HAVE AND TO HOLD** the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF,** our hands, this 28th day of September, 2006.

Eric Rosenfeld
**ERIC ROSENFELD**

Eva Ruth Rosenfeld
**EVA RUTH ROSENFELD**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ERIC ROSENFELD AND WIFE, EVA RUTH ROSENFELD**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 28th day of September, 2006.

My Commission Expires: 03/31/07

Notary Public

