RECORD & RETURN TO
AFFORDABLE CLOSINGS
2708 WESTERN HILLS DR
NASHVILLE TN 37214

Davidson County DEEDWARR
Recvd: 01/06/09 16:02 2 pgs
Fees:13.00 Taxes:569.80
20090106-0001413

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-24-09
(AFFIX SEAL)

CONNIE HOOPER NOTARY PUBLIC STATE OF TENNESSEE BUTHERFORD COUNTY

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
Melissa Morton	Taylor Bean Whittaker	**91-12-25**
(NAME)	(NAME)	
4507 Illinois Avenue	1417 North Magnolia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Ocala, FL. 34475	
(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, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa Morton**, 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 2 on the Final Plat Resubdivision of Lots 412, 414, & 416 of Block 86, No. 1 Plan of West Nashville of record in Instrument No. 20081215-0119808, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the property conveyed to Toni J. Rothfuss, and Dorothy H. Rotoni, as tenants in common with rights of survivorship by Warranty Deed dated June 19, 2008 from Edward I. McPherson and Viola M. McPherson, Trustees of the McPherson Family Revocable Living Trust Agreement dated February 5, 1999, and filed for record in Instrument No. 20080620-0063631 in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute

Toni J. Rothfussexecutes this instrument as Attorney-In-Fact on behalf of Dorothy H. Rotoni a/ka/ Dorothy Rotoni, pursuant to the Power of Attorney being recorded in Instrument No. 20090106-0001412 in the Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as **4507 Illinois 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 **15th day of December, 2008.**

Toni J. Rothfuss

Toni J. Rothfuss

Dorothy H. Rotoni by Toni J. Rothfuss

Dorothy H. Rotoni by Toni J. Rothfuss, Attorney – in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, 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(s) who executed the foregoing instrument for the purpose therein contained, and that she executed the same as his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 15th day of December, 2008.

Commission expires: May 23, 2009

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, 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 Attorney-in-Fact of **Dorothy H. Rotoni aka Dorothy Rotoni** the within named bargainor, and she as such Attorney-in-Fact being authorized so to do, executes the foregoing instrument for the purposes therein contained as the free act and deed of the said Dorothy H. Rotoni aka Dorothy Rotoni

Witness my hand and official seal at Nashville, Tennessee this 15th day of December, 2008.

Commission expires: May 23, 2009

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public