WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090063144 DEEDWARR
Recvd: 09/15/09 13:42 2 pgs
Fees:13.00 Taxes:388.50
20090915-0086180

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Roger J. Rotoni
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2009.

Joyce Jordan
Notary Public

MY COMMISSION EXPIRES: September 19, 2012.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Home Title & Escrow, LLC 429 Henslee Drive Dickson, TN 37055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROGER J. ROTONI	ROGER J. ROTONI	09112008700
14304 OLD Hickory Blvd (ADDRESS)	SAME (ADDRESS)	
NASHVILLE TN 37013 (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, I, **MATTHEW J. BRANCH, AN UNMARIED MAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROGER J. ROTONI,** A MARRIED MAN 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 LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NOS. 78 AND 80 OF BLOCK 57 ON NO. 1 PLAN OF WEST NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 74 & 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW J. BRANCH, UNMARRIED BY WARRANTY DEED FROM JEANNE M. HENRY, UNMARRIED, DATED JUNE 28, 2001, RECORDED JULY 3, 2001 IN INSTRUMENT NO. 20010703-0070980, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2009 AND SUBSEQUENT YEARS, RESTRICTIONS, AND EASEMENTS OF RECORD.

unimproved ☐

This is improved ☒ property, known as 703 45TH AVENUE NORTH, 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 10th day of September, 2009.

MATTHEW J. BRANCH

BY JOAN BRANCH, HIS ATTORNEY IN FACT

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **JOAN BRANCH**, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-fact for **MATTHEW J. BRANCH**, the within named bargainor(s), and that he/she as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **MATTHEW J. BRANCH**, the within named bargainor(s) by the said **JOAN BRANCH** , as such Attorney-in-fact.

Witness my hand and official seal at office in Dickson, Tennessee on this the **10TH day of SEPTEMBER, 2009.**

Commission expires: September 19, 2012

JOYCE JORDAN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY TENN.

Joyce Jordan Notary Public