Return to and Prepared by:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Ste 200
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20090063870 DEEDWARR
Recvd: 09/18/09 10:23 2 pgs
Fees:13.00 Taxes:801.05
20090918-0087213

6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$216,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF Sept., 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHEILA L. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

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
Steve Mitchell	SAME	**09112030900**
(NAME)	(NAME)	
4509 Illinois Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 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, **Toni J. Rothfuss, and Roger J. Rotoni, and Dorothy H. Rotoni**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve Mitchell, and Leslie Mitchell, husband and wife**, 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 Lot 1 on the Plan of Resubdivision of Lots 412, 414 and 416, Block 86, No. 1 Plan of West Nashville of Record in Instrument No. 20081215-0119808, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Toni J. Rothfuss and Roger J. Rotoni by deed dated February 27, 2004 from Deborah D. Krantz and husband, Hardy M. Krantz of record in Instrument No. 20040324-0033205, Register's Office for Davidson County, Tennessee and part of the same property conveyed to Toni J. Rothfuss and Dorothy H. Rotoni by deed dated June 19, 2008 from Edward L. McPherson and Viola M. McPherson, Trustees of record in Instrument No. 20080620-0063631 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **4509 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 17 day of September, 2009.

Dorothy H. Rotoni
By: Toni J. Rothfuss, Attorney-in-Fact

Toni J. Rothfuss

Roger J. Rotoni
By: Toni J. Rothfuss, Attorney-in-Fact

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 17 day of September, 2009.

Commission expires:

SHEILA L. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Notary Public

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 **Roger J. Rotoni** as Attorney-In-Fact, as the free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 17 day of September, 2009.

Commission expires:

SHEILA L. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Notary Public

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 the free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 17 day of September, 2009.

Commission expires:

SHEILA L. TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Notary Public