39-B

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2009. Notary Public MY COMMISSION EXPIRES: 5-22-12 (AFFIX SEAL)

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
Julian J. Rogers	Access National Mortgage	**091-12-0-121.00**
156 Ainslie St. #3 ~~4509 Georgia Avenue~~ (NAME)	1800 Robert Fulton Dr. Ste 350 (NAME)	
Brooklyn, NY 11211 ~~Nashville, TN 37209~~ (ADDRESS)	Reston VA 20191 (ADDRESS)	
(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, an unmarried woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julian J. Rogers, unmarried, 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 Lots No. 416 and 418 on the Plan of Block 78, Plan No. 1, West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee. Said Lots adjoin and fronts together 50 feet on the Southerly side of Georgia Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Toni J. Rothfuss, an unmarried woman by deed dated July 9, 2004 from Department of Housing and Urban Development of record in Instrument No. 20040720-0086445, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4509 Georgia 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.

BILL GARRETT, Davidson County
Trans:T20090087968 DEEDWARR
Recvd: 12/31/09 13:06 2 pgs
Fees:13.00 Taxes:629.00
20091231-0119010

Witness my hand this **28th day of December, 2009.**

Toni J. Rothfuss

STATE OF TENNESSEE

COUNTY OF DAVIDOSN

Before me, the undersigned, of State and County aforesaid, personally appeared **Toni J. Rothfuss, an unmarried** woman 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 28th day of December, 2009.

Commission expires: **11/22/2010**

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Theresa L. Smith Notary Public