6

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110003733.DEEDWARR
Recvd: 01/19/11 11:16 2 pgs
Fees:13.00 Taxes:92.50
20110119-0005148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$25,000.00**

Toni J. Rothfuss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY 2011.

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public
MY COMMISSION EXPIRES: May 6, 2013.
(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
Toni J. Rothfuss	Toni J. Rothfuss	**091100274.00**
(NAME)	(NAME)	
526 Snyder Avenue	P.O. Box 90567	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, Tennessee 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, I, **Mary Hulan,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Toni J. Rothfuss,** 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:

Beginning in the center of Snyder Avenue formerly Foster Street, at the common corner of original Lots 9,10, 15 and 16; thence running easterly following the line between Lots 9 an d10, 150 feet to a point; thence northerly, and parallel with Snyder Avenue 53 feet to a point; thence westerly and parallel with Robertson Avenue 150 feet to the center line of Snyder Avenue; thence southerly, following the center line of said Snyder Avenue, 53 feet to the beginning.

Being the same property conveyed to W. D. Hulan, Sr. and wife, Mary Hulan by deed dated March 10, 1982 from W. D. Hulan, Jr. and wife, Cynthia M. Hulan of record in Book 5866, Page 66, Register's Office for Davidson County, Tennessee. The said W. D. Hulan, Sr. has since died survived by his wife, Mary Hulan.

unimproved ☐

This is improved ☒ property, known as **526 Snyder 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 my hand this **12th day of January, 2011**.

Mary Hulan

Mary Hulan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Mary Hulan** 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 12th day of January, 2011.

Commission expires: May 6, 2013

I. Dyke Tatum

I. DYKE TATUM
Notary Public
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN