Davidson County DEEDWARR
Recvd: 06/06/11 13:17 2 pgs
Fees:13.00 Taxes:906.50
20110606-0043221

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$245,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2011. Notary Public MY COMMISSION EXPIRES: 5/8/2012 (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
Christa Bowdish	Bond Mortgage Group	**091110160.00**
(NAME)	(NAME)	
5002 Indiana Avenue	1624 Superior Pkwy Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Duluth, GA 30097	
(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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christa Bowdish,** 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 Nos. 905 and 907 of Block 128, as shown on the map entitled Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Toni J. Rothfuss by deed from James M. Riley, unmarried of record in Instrument No. 20100812-0063833, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **5002 Indiana 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.

True Copy Certification

I, Marjorie Kaup Heines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Heines
Signature

State of TN
County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Heines, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-20-12
Notary Seal (if on paper)

CHRIS MULE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Witness my hand this **3rd day of June, 2011**.

Toni J. Rothfuss

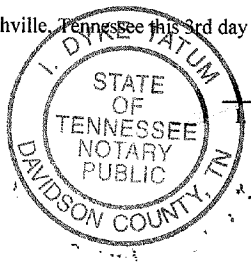
STATE OF TENNESSEE

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 3rd day of June, 2011.

Commission expires: May 6, 2013



I. Dyke Tatum Notary Public