Return to: 11001367

Allegiance Title of TN, LLC

278 Doug Warpoole Road

Suite 317

Smyrna, TN 37167

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00** NMcKinney Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2011. Heather Lee Notary Public MY COMMISSION EXPIRES: 8-20-13 (AFFIX SEAL)

Heather Lee
State of Tennessee Notary Public
Rutherford Co

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
Paul M. Gregory	Real Estate Mortgage Network	**09110027400**
(NAME)	(NAME)	
526 Snyder Avenue	499 Thornall St., Floor 2	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Edison, NJ 08837	
(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, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul M. Gregory, 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:

Being Part of Lot No. 9 on the plan of Map of B.F. Cockrills Farm, of record in Plat Book 161, Page 134 & 135, Register's Office for Davidson County, Tennessee, and being more particularly 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 and 10, 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 Toni J. Rothfuss by deed from Mary Hulan of record in Instrument No. 20110119-0005148, Register's Office for Davidson County, Tennessee.

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.

BILL GARRETT, Davidson County
Trans:T20110033911 DEEDWARR
Recvd: 06/07/11 08:53 2 pgs
Fees:13.00 Taxes:518.00
20110607-0043423

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
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public