BILL GARRETT, Davidson County
Trans:T20110034552 DEEDWARR
Recvd: 06/09/11 11:27 2 pgs
Fees:13.00 Taxes:240.50
20110609-0044237

6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$65,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

J. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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**	**091-12-0-013-00**
(NAME)	(NAME)	
P.O. Box 90567	**P.O. Box 90567**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**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, **Estate of Roger Dale Smith, Walter F. Smith Administrator**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Toni J. Rothfuss, 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:

Land in Davidson County, Tennessee, being part of Block 66 in Plan No. 1 of West Nashville, which is of record in Book 57 at page 74 and 75, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning 55 ½ feet east from the northeast corner of Fourth Street noe 45th Avenue and Illinois Avenue and running thence easterly 50 feet along the northern margin of Illinois Avenue, to the west margin of a 25 foot alley; thence at right angles northwardly 150 feet along the western margin of said alley; thence at right angles westwardly 50 feet; thence a right angles southerly and parallel with said Fourth Street, now 45th Avenue, 150 feet to the beginning.

Being the same property conveyed to Roger Dale Smith, unmarried by deed dated March 30, 1992 from Calvin Lee Bateman, unmarried of record in Book 8598, Page 432, Register's Office for Davidson County, Tennessee. The said Roger Dale Smith died January 11, 2011 and by order of the Probate Court of Davidson County, Tennessee, under case No. 11P178, Walter F. Smith as Administrator was empowered and ordered to sell said property.

unimproved ☐

This is improved ☒ property, known as **4412 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 my hand this **3rd day of June, 2011**.

Estate of Roger Dale Smith

By: Walter F. Smith, Administrator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Walter F. Smith, Administrator of the Estate of Roger Dale Smith pursuant to court approval** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his 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