BILL GARRETT, Davidson County
Trans:T20110051647 DEEDWARR
Recvd: 08/22/11 14:46 2 pgs
Fees:12.00 Taxes:0.00

20110822-0064899

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ SANTA CLARA

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $0

Rita J. Rothstein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th DAY OF AUGUST 2011

BEVERLY GLASS KLINESTIVER
No. 1805231
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
My Comm. Expires July 2, 2012

Notary Public
MY COMMISSION EXPIRES: 7-02-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Beverly Glass Klinestiver, Attorney at Law, 400 Miramonte Avenue, Palo Alto, CA 94306

WARRANTY DEED

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rita J. Rothstein	Rita J. Rothstein	Map: 172-12-A-81 00
5517 Seesaw Road	695 Albion Drive	
Nashville, TN 37211	San Jose, CA 95136	

FOR NO CONSIDERATION, **RITA J. ROTHSTEIN AS TRUSTEE OF THE ROTHSTEIN 2000 LIVING TRUST**, hereinafter called the GRANTOR, by these presents does transfer and convey unto **RITA J. ROTHSTEIN**, hereinafter called the GRANTEES her 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 all of Lot No 124, on the Plan of Section Five Bradford Hills, as shown by plat appearing of record in Plat Book 7900, Page 287, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Rita J. Rothstein as Trustee of the Rothstein 2000 Living Trust by Warranty Deed dated July 15, 2004 of record in Instrument No 20040721-0087338, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Declaration of Covenants, Conditions and Restrictions of record in Book 8069, Page 170 and in Book 8372, Page 90 I; By-Laws of record in Book 8071, Page 531; Charter of Bradford Hills Homeowners' Association of record in Book 8071, Page 520; Quitclaim Deed to Homeowners' Association of record in Book 9779, Page 672; Deed of Conveyance of record in Book 8377, Page 769 and Book 8377, Page 808; Boundary Plat of record in Book 7900, Page 6; all matters shown on plat of record in Plat Book 7900, Page 287; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property knows as 5517 Seesaw Road, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that she is 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenant and bind h, their herself and assigns, to warrant and forever defend the title to the said land to the said GRANTEE her 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 16th day of August 2011.

Rita J. Rothstein
Trustee of the Rothstein 2000 Living Trust

State of California)
)
County of Santa Clara)

On August 16, 2011, before me, Beverly Glass Klinestiver, a notary public, personally appeared Rita J. Rothstein, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Beverly Glass Klinestiver (Seal)

