**RECORD AND RETURN TO:**
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120000660 DEEDWARR
Recvd: 01/04/12 12:04 2 pgs
Fees:13.00 Taxes:843.60
20120104-0000809

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-8-2013

(AFFIX SEAL)

ROBIN L. BURCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

**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 |
|---|---|---|
| Rick Willmott | **NEW OWNERS** | 091120013.00 |
| (NAME) | (NAME) | |
| 4412 Illinois Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| 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, Toni J. Rothfuss, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barry T. Willmott, unmarried, a One-half (1/2) undivided interest, as joint tenants with common law right of survivorship with Karen Willmott and husband, Rick Willmott, a One-half (1/2) undivided interest,** 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 parts of Lots 121, 123, 125, 127, 129 and 131, Block 66 on the Plan No. 1 of West Nashville, of record in Book 57, Page 74 and 75, Register's Office for Davidson County Tennessee and 12 feet of an alley closed by Ordinances 94-1139.**

**Beginning 55 ½ feet east of the northeast corner of Fourth Street, now 45th Avenue, and Illinois Avenue and running thence easterly 62 feet along the northern margin of Illinois Avenue, to the center of an abandoned alley; thence at right angles northwardly 150 feet; thence at right angles westwardly 62 feet; thence at right angles southerly and parallel with said Fourth Street, now 45th Avenue, 150 feet to the beginning.**

**Being the same property conveyed to Toni J. Rothfuss, unmarried by Deed dated June 3, 2011 from Estate of Roger Dale Smith, Walter F. Smith, Administrator of record in Instrument No. 20110609-0044237 as corrected in Instrument No. 20110804-0059958, Register's Office for Davidson County, Tennessee.**

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 **29th day of December, 2011**.

**Toni J. Rothfuss**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Toni J. Rothfuss**, unmarried 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 29th day of December, 2011.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN