BILL GARRETT, Davidson County
Trans:T20120043167 DEEDWARR
Recvd: 06/12/12 09:14 2 pgs
Fees:13.00 Taxes:888.00

20120612-0051188

WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
UT120500268

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$240,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL C. VICTORY
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

MY COMMISSION EXPIRES: September 9, 2014

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Chance Alford	Regions Bank d/b/a	**PART OF**
(NAME)	Regions Mortgage (NAME)	**091-12-0-012.00**
4414 Illinois Avenue	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Birmingham, AL 35244	
(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 **William Chance Alford, an unmarried 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 the westerly 55 ½ feet of Lot Nos. 121, 123, 125, 127, 129 and 131 of Block 66, Plan No. 1, West Nashville as of record in Book 57, Page 74 and 75, Register's Office for said County.

Said part of Lots Nos. 121, 123, 125, 127, 129 and 131 front 55.5 feet more or less on the northerly side of Illinois Avenue and runs back between parallel lines 150 feet.

Being part of property conveyed to Syd Hiken Levin by deed dated November 2, 1987 from Charlotte Hiken Rapoport of Record in Instrument No. 20090707-0063409, Register's Office for Davidson County, Tennessee. The said Syd Hiken Levine died Testate on May 28, 2010 and by Last Will and Testament, probated in the Probate Division in the Seventh Circuit Court for Davidson County, Tennessee, Case Number 12P82, said property was devised to Sheryl Sharp Carrico.

Being part of the same property conveyed to Toni J. Rothfuss by deed dated January 25, 2012 from Sheryl Sharp Carrico of record in Instrument No. 20120127-0007713 Register's Office for Davidson County, Tennessee

GRANTOR HEREBY SPECIFICALLY RETAINS THE EASTERLY 50 FEET OF THE CLOSED 45TH AVENUE NORTH, WHICH WAS CLOSED PURSUANT TO BILL NO. 092-290, METROPOLITAN GOVERNMENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **4414 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 8TH day of June, 2012.

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 8th day of June, 2012.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN