BILL GARRETT, Davidson County
Trans:T20120075883 DEEDWARR
Recvd: 10/05/12 14:27 2 pgs
Fees:13.00 Taxes:826.95

20121005-0091599

WARRANTY DEED

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$223,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2012

Notary Public

MY COMMISSION EXPIRES: 07/08/13
(AFFIX SEAL)

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
Siebe Wathen	New Owner	**091-12-0-315.00**
(NAME) **4416 Illinois Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(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 **Siebe Wathen, 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:

Being Lot No. 1 on the Re-Subdivision (Partition) of the Easterly half of a Portion of 45th Avenue North closed by Council Ordinance 092-290 with Easements Abandoned By Ordinance No. BL2012-144 of record in Instrument No. 20120621-0054589, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more particular description of said property.

Being 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 and being the same property conveyed to Toni J. Rothfuss by deed dated May 12, 2012 of record in Instrument No. 20120515-0041789, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **4416 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 October, 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 3rd day of October, 2012.

Commission expires: May 6, 2013

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

J. Dyke Tatum Notary Public