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

BILL GARRETT, Davidson County
Trans:T20130054666 DEEDWARR
Recvd: 06/27/13 14:01 2 pgs
Fees:13.00 Taxes:1572.50
20130627-0066280

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$425,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINE L. LYNCH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires OCT 21, 2013

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
John W. Maynor	**SAME**	**103040200.00**
(NAME)	(NAME)	
4609 Nebraska 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, **Dorothy M. Rotoni,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John W. Maynor and Cecilie B. Maynor, husband and wife,** 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:

***unmarried,**

Being Lot No. 6 of Block No. 18 on the Map of Sylvan Park, which is of record in Book 332, Page 104, Register's Office for Davidson County, Tennessee. Said Lot No. 6 fronts 60 feet on the Southerly side of Nebraska Avenue, formerly Eighth Avenue, and runs back between parallel lines with the Easterly margin of 47th Avenue, North, formerly 6th Street, 160 feet to an alley.

Being the same property conveyed to Roger J. Rotoni and wife, Dorothy M. Rotoni by deed dated April 24, 1981 from Lewis E. Moore, and unmarried person of record in Book 5737, Page 379, Register's Office for Davidson County, Tennessee. The said Roger J. Rotoni has since died survived by his wife, Dorothy M. Rotoni.

Dorothy M. Rotoni is one and the same as Dorothy H. Rotoni.

unimproved ☐

This is improved ☒ property, known as **4609 Nebraska 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 **25th day of June, 2013**.

Dorothy M. Rotoni by Toni J. Rothfuss

Dorothy M. Rotoni
By: Toni J. Rothfuss as Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Toni J. Rothfuss** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of **Dorothy M. Rotoni** as Attorney-In-Fact, as the free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 25th day of June, 2013.

Commission expires: May 8, 2017

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

I. Dyke Tatum Notary Public