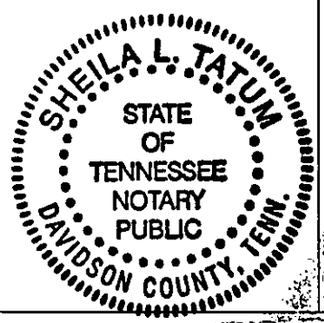
6

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF AUGUST 2013.

Notary Public

MY COMMISSION EXPIRES:

(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
Toni J. Rothfuss	**Toni J. Rothfuss**	**091140024.00**
(NAME)	(NAME)	
P.O. Box 90567	**P.O. Box 90567**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**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, **Lidiya B. Pundor**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Toni J. Rothfuss**, 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 part of the northerly part of Lot "C" on the Map of Westview Heights as of record in Book 421, Page 29, Register's Office for said County, described as follows:

Beginning at a point in the south margin of Maxon Street, 48 feet on the common corner of Lots 'B" and "C"; thence with the margin of Maxon Street, westerly 102 feet to the east margin of Foster Street now known as Snyder Street; thence with the margin of said street, southwardly 127 feet; thence eastwardly 102 feet more or less to a point; thence northwardly 108.3 feet more or less to the point of beginning.

Being the same property conveyed to Lidiya B. Pundor by deed dated July 18, 2012 from Mykola Pundor, sole Trustee of the Mykola Pundor Trust of record in Instrument No. 20120719-0063510, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **510 Snyder 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.

BILL GARRETT, Davidson County
Trans:T20130067163 DEEDWARR
Recvd: 08/06/13 08:48 2 pgs
Fees:13.00 Taxes:253.45
20130806-0081958

Witness my hand this **1st day of August 2013.**

Lidiya B. Pundor

Lidiya B. Pundor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Lidiya B. Pundor** 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 1st day of August 2013.

Commission expires: 11/15/2013

Sheila L. Tatum Notary Public

