WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130076513 DEEDWARR
Recvd: 09/04/13 14:47 2 pgs
Fees:13.00 Taxes:1069.30
20130904-0093273

JAMES A. WAECHTER — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-17

(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
Michael Allison	FIFTH Third MORTGAGE	**09111012600**
(NAME)	(NAME)	
5301 Illinois Avenue	P.O. Box 630952	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	CINCINNATI, OH 45263	
(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 **Michael Allison,** 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 1 on the Re-Subdivision (Partition) of Lots 1202 and 1204 of Block 177, Plan No. 1 West Nashville Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee and a portion of the Westerly one-half of the abandoned 53rd Avenue North, Book 4929, Page 917 of record in Instrument No. 20130826-0089731, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Toni J. Rothfuss, unmarried by Deed from Geneva Hall of record in Instrument No. 20120725-0065463, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **5301 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 September, 2013.**

Toni J. Rothfuss

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **Toni J. Rothfuss,** unmarried 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 September, 2013.

Commission expires: May 8, 2017

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

J. Dyke Tatum Notary Public