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BILL GARRETT, Davidson County
Trans:T20130088760 DEEDWARR
Recvd: 10/15/13 10:48 3 pgs
Fees:18.00 Taxes:11.10

20131015-0107626

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$3,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2013. Notary Public MY COMMISSION EXPIRES: May 8, 2017. (AFFIX SEAL)

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

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	**091-14-0-015.00**
(NAME)	(NAME)	
46 Twin Street	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, **Randy Richards and wife, Larae Richards**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as **46 Twin Street, 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 our hands this **11th day of October, 2013**.

Randy Richards

Randy Richards

Larae Richards

Larae Richards

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **Randy Richards and wife, Larae Richards** whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 11th day of October, 2013.

Commission expires: May 8, 2017



I. Dyke Tatum Notary Public

Exhibit "A"

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 123 on the plan of West Nashville Heights, as of record in Book 332, Page 127, Register's Office for Davidson County, Tennessee, and the southerly half of Alley #1518 closed by Bill No. 093-713 of the Metropolitan Government of Nashville and Davidson County, said part of Lot fronts 50.5 feet on the Northerly side of access road adjoining formerly Twin Street and extends back between lines, 95.4 feet on the easterly line and 100.3 feet on the westerly line to a line in the rear and measures 50 feet thereon.

Being the same property conveyed to Randy Richards and Larae Richards by Special Warranty Deed from Bank One, National Association, as Trustee of record in Instrument no. 20030129-0012289, Register's Office for Davidson County, Tennessee.

INCLUDED BUT EXCLUDED:

BEGINNING at a point on the western line of the property owned, the common line with property owned by Paule E. Rigby, et ux, of record in Book 4469, Page146, Register's Office for Davidson County, said point being on the northern proposed right of way of Relocated Twin Street, and being 6.050 meters (19.85 feet) left of Relocated Twin Street survey centerline station 2+017.419; thence northeasterly direction with a curve to the left having a radius of 2,793.950 meters (9,166.48 feet) along the proposed right of way of Relocated Twin Street, an arc length of 12.459 meters (40.876 feet) to a point 6.050 meters (19.85 feet) left of Relocated Twin Street survey centerline station 2+046.607; thence north 73 degrees 36 minutes 37 seconds east along the proposed right of way of Relocated Twin Street, and being 3.065 meters (10.056 feet) on the eastern line of the property owned, the common line with property owned by Janie D. Lewis, of record in Book 4542, Page 91, and being 6.050 meters (19.85 feet) left of Relocated Twin Street survey centerline station 2+049.672; thence south 05 degrees 15 minutes 20 seconds east along the common line, and being 3.776 meters (12.390 feet) to a point on the southeastern corner of the property, the common corner with property owned by Janie D. Lewis, said point being on the northern existing right of way of Twin Street, and being 2.500 meters (8.20 feet), more or less, left of Relocated Twin Street survey centerline station 2+049.000, more or less; thence south 74 degrees 23 minutes 58 seconds west along the existing right of way of Twin Street, and being 15.489 meters (50.816 feet) to a point located point located on the southwestern corner of the property, the common corner with property owned by Paule E. Rigby, et ux, and being 2.500 meters (8.20 feet), more or less, left of Relocated Twin Street survey centerline station 2+033.800, more or less; thence north 05 degrees 15 minutes 20 seconds west along the common line, and being 3.587 meters (11.768 feet) to the POINT OF BEGINNING, containing 56.000 square meters (603 square feet), more or less. BEING a portion of the same property conveyed to the Grantor of record at Instrument no. 20030129-0012289, Register's Office for Davidson County.

Being the same property conveyed to Randy Richards and Larae Richards by deed dated January 24, 2003 from Bank One, National Association as Trustee of record in Instrument No. 20030129-0012289, Register's Office for Davidson County, Tennessee.