BILL GARRETT, Davidson County
Trans:T20130103075 DEEDWARR
Recvd: 12/09/13 15:13 2 pgs
Fees:13.00 Taxes:277.50
20131209-0124976

6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$75,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF DECEMBER 2013.

Notary Public

MY COMMISSION EXPIRES: May 8, 2017.
(AFFIX SEAL)

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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	**091120007.00**
(NAME)	(NAME)	
4510 Illinois Avenue	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, **Roy Mike Edwards,** 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:

Land in Davidson County, Tennessee, being Lots 419 and 421 of Block 88, Plan No. 1 of West Nashville, as shown by Plat of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and description thereof.

Being the same property conveyed to Roy Mike Edwards by deed dated December 19, 2012 from Nell M. Edwards, Trustee of the Roy W. Edwards and/or Nell M. Edwards, Revocable Living Trust, u/a/d August 28, 2004 of record in Instrument No. 20130104-0001078, Register's Office for Davidson County, Tennessee.

Emily Lee Edwards joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which he/she may have in the herein described property by virtue of his/her marriage to **Roy Mike Edwards.**

unimproved ☐

This is improved ☒ property, known as **4510 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 our hands this 6th day of December, 2013.

Roy Mike Edwards

Emily Lee Edwards

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **Roy Mike Edwards and Emily Lee Edwards** 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 6th day of December 2013.

Commission expires: May 8, 2017

I. Dyke Tatum Notary Public

