6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$23,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: May 8, 2017.

(AFFIX SEAL)

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
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	**091100025.01**
(NAME)	(NAME)	
5909 Mackie Street	5909 Mackie Street	
(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, **William R. Anderson and wife, Donna Anderson,** 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 Lot No. 70 on the Plan of Subdivision of Lots 39 and 40 in the Division of B. F. Cockrill Farm, as of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William R. Anderson and wife, Donna Anderson by deed dated May 2, 1988 from Donald Arkovitz, Trustee of record in Book 7536, Page 838, Register's Office Davidson County, Tennessee. Being the same property conveyed to James A. Anderson and wife, Excell Anderson by deed dated July 12, 1984 of record in Book 6336, Page 869, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **5909 Mackie 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.

BILL GARRETT, Davidson County
Trans:T20130105315 DEEDWARR
Recvd: 12/18/13 10:11 2 pgs
Fees:13.00 Taxes:85.10
20131218-0127770

Witness our hands this **11th day of December, 2013.**

William R. Anderson

Donna Anderson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared William R. Anderson and wife, Donna Anderson with 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 December, 2013.

Commission expires: May 8, 2017

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

I. Dyke Tatum Notary Public