# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/29/14 10:06 2 pgs
Fees:13.00 Taxes:1134.05
**20140129-0007959**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$306,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24TH DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEVE TOPPING STATE OF TENNESSEE NOTARY PUBLIC SUMNER 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 |
|---|---|---|
| **Billy Jenkins & Erin C. Healey** | Billy Jenkins & Erin C. Healey | **091110394** |
| (NAME) | (NAME) | |
| **5219 Illinois Avenue** | 5219 Illinois Ave | |
| (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, **Toni J. Rothfuss,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Billy Jenkins and Erin C. Healey,** 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 the westerly 42 feet of Lot 2 on the First Revision Re-Subdivision (Partition) of Lots 1202 and 1204, Block 177 Plan of 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. 20130114-0004467, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Toni J. Rothfuss 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 **5219 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 **24th day of January, 2014**.

**Toni J. Rothfuss**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared Toni J. Rothfuss 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 24th day of January, 2014.

Commission expires: May 8, 2017

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

I. Dyke Tatum Notary Public

True Copy Certification

I, Polly Lavit, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Steve Toppings, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature – Steve Toppings My Commission Expires: 2/6/17

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY