Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140011907 DEEDWARR
Recvd: 02/20/14 10:50 2 pgs
Fees:13.00 Taxes:247.53
20140220-0014574

06-1401-75456

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $66,900.00

Affiant

Subscribed and sworn to before me, this 14th day of February, 2014.

Notary Public
My commission expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Mark Rothschild 901 Debow St. Old Hickory TN 37138	Franklin American Mortgage Co. 501 Corporate Centre Dr. #400 Franklin, TN 37067	044-15-0-119.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Katherine S. Nevill and Jeffery F. Swinea**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Mark Allen Rothschild and Soraya Elizabeth Kashani**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

That certain tract or parcel of land in the Fourth Civil District of Davidson County, Tennessee, described as follows, to-wit:

Being part of Lot No. 25~~-13~~ *and Lot 13 Section "D", Village of Old Hickory, as shown on revised plan recorded April 10, 1951, of record in Book 1835, Page 52, in Register's Office for Davidson County, Tennessee; being westerly part of Lot No. 25-13, Section "D", recorded April 10, 1951, of record in Book 1835, Page 52, said part of lot being the same as Lot No. 25, of the Village of Old Hickory, Section "D", as shown on plan recorded July 16, 1948, of record in Book 1424, Page 65, reference made hereto for legal description only, located on southeast corner of the intersection of Debow and Ninth Streets,

For informational purposes only: prior deed references subject property to contain 0.08 acres.

Together with one (1) permanent easement 2.5 feet wide for utilities, together, with all rights in connection with said easement, including the ingress and egress over the property herein conveyed, for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

Being the same property conveyed to Katherine S. Nevill and Jeffery F. Swinea by Special Warranty Deed from Mary Barnett, Executor of The Estate of Mary C. Moore, Docket No. 06P-63, Davidson County, Tennessee, Probate Court Clerk's Office, dated July 31, 2006, recorded July 31, 2006, of record in Instrument No. 20060731-0092631, Register's Office for Davidson County, Tennessee.

Said property is not and never has been a primary residence of either Grantor or their dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **901 Debow St., Old Hickory, TN 37138**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind

ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of February, 2014.

Katherine S. Nevill

Jeffery F. Swinea

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Katherine S. Nevill and Jeffery F. Swinea**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 14th day of February, 2014.

Notary Public
State of Tennessee at Large

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission expires: 11-3-15