BILL GARRETT, Davidson County
Trans:T20140033121 DEEDWARR
Recvd: 05/13/14 12:30 2 pgs
Fees:13.00 Taxes:444.00
20140513-0040902

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of May, 2014 Notary Public MY COMMISSION EXPIRES: 8/29/2017 (AFFIX SEAL)

SUSAN L. HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Rothlein	New Owner	094010007300
(NAME)	(NAME)	
1203 Sevier Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	, ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

03

For and in 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, I/WE, **Joel T. Finley and Sarah M. Finley, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jennifer Rothlein , 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, TN being described as:

Being part of Lot (s) 197 & 198 shown on the map entitled Revised Plan of Payne, Blakemore and Cummings Division, of record as Plat Book 57, Page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of said lots fronts 50 feet on the northerly side of Sevier Street, being described as follows: Beginning at a point 61 feet in the easterly direction from the intersection of Sevier Street and South 12th Street, on northerly margin of Sevier Street and running back between parallel line 100 feet to a dead line measuring 50 feet thereon.

Being all of the same property conveyed to Joel T. Finley and wife, Sarah M. Finley by warranty deed from Jessica Sammons, unmarried and James Sammons and Deborah Sammons, Husband and Wife dated November 20, 2010 and file in Instrument No. 20101124-0094080, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 1203 Sevier Street, Nashville, TN 37206

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, has 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 **1st** day of **May, 2014**

Joel T. Finley by Sarah M. Finley, attorney in Fact

Joel T. Finley by: Sarah M. Finley, Attorney In Fact

Sarah M. Finley

SUSAN L. HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Sarah M. Finley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **1st** day of **May, 2014**

Notary Public

My commission expires: 8/29/14

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Sarah M. Finley known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Joel T. Finley and who acknowledge that he/she executed the same as the free act and deed of the said Joel T. Finley by virtue of a Power of Attorney, duly executed and appearing of record in ~~Book~~ Inst # *, ~~Page~~ _____, said Register's Office. * 20140513-0040901

WITNESS my hand and official seal at Nashville, Tennessee this 1st day of May, 2014.

NOTARY

MY COMMISSION EXPIRES: 8/29/14

SUSAN L. HEINRICH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122