(1)

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2014. Notary Public MY COMMISSION EXPIRES: 4-1-17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140039187 DEEDWARR
Recvd: 06/04/14 11:17 2 pgs
Fees:13.00 Taxes:1091.50
20140604-0048332

LARA N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toni J. Rothfuss	New owner	MAP 103-10
6013, 6112, 6116 Hill Circle	541 Stevenson Street	PARCEL 106, 108 & 109
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, I, **Robert G. Kelley, a single man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Toni J. Rothfuss**

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of resubdivision of Lots 8 and 6 of the Section V of John B. Cowden Subdivision of record in Plat Book 8250, Page 607, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TRACT II:

Certain real estate in Davidson County, Tennessee, as follows:

Beginning on a stone in the north boundary of the South branch of Hill Circle 275 ft. West of the curved East end of Hill Circle and running with this boundary S. 32 30 W. 74.1 ft. to a stone; thence S. 39 30 W. 26.4 ft. to a stone in the same street boundary thence N. 59 30 W. 90 ft. to a stone near the reservoir; thence S. 57 30 E. 130.5ft. to the beginning. Also beginning on a stone in the North boundary of the South branch of Hill Circle 375.5 ft. West of the curved East end of Hill Circle and running with this boundary S. 39 30 W. 100ft. to a stone; thence N. 40 30 W. 113.2 ft. to a stone; thence N 19 30 W. 95.7ft. to a stone; thence S. 59 30 E. 193.3 ft to the beginning, being lots Nos. 9 and 10 in section 5 of the Cowden Subdivision and a part of a tract of land conveyed by John T. Lellyette to Lillian S. Cowden by Deed of record in Register's Office of Davidson County, Tennessee, Book 505, Page 506. Being shown presently as Parcels 108 and 109 on Tax Map 103-10.

Being the same property conveyed to Robert G. Kelley by deed from Holman Cannon Milhous, III Cynthia Jean Milhous, Margaret Susan Milhous, and Mary Milhous Hale, Trustees of the Ruby Beaver Milhous Living Trust, and Holman Cannon Milhous, III Cynthia Jean Milhous, Margaret Susan Milhous, and Mary Milhous Hale, Trustees of the Holman Cannon Milhous, II Living Trust of record in Instrument No. 20011120-0127175 Register's Office for Davidson County, Tennessee, dated November 15, 2001 and recorded on November 20, 2001.

Being the same property conveyed to Robert G. Kelley by deed from Hazel M. Cobb, a widow of record in Book 9993, page 750, Register's Office for Davidson County, Tennessee, dated March 26, 1996 and recorded on March 28, 1996.

THIS CONVEYANCE IS SUBJECT TO: (1) .Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **6013, 6112, 6116 Hill Circle, Nashville, TN 37209.**

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 the 29th day of May, 2014.

Robert G. Kelley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert G. Kelley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29th day of May, 2014.

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: 1-9-16

Notary Public