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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140040469 DEEDWARR
Recvd: 06/09/14 13:58 2 pgs
Fees:13.00 Taxes:2220.00

20140609-0049995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$600,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2014

Notary Public

MY COMMISSION EXPIRES: May 8, 2017
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

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	**09112001600**
(NAME)	(NAME)	
800 44th Avenue North	P.O. Box 90567	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, Tennessee 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, **Chuck Ryan, a single person,** 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:

TRACT I

Beginning at an iron pin on the easterly margin of 44th Avenue North at a point on the centerline of Indiana Avenue extended; thence with the easterly margin of 44th Avenue North, N 19 deg. 30' E, a distance of 155.8 feet to an iron pin at the southwesterly comer of Parcel 16.1; thence with the southerly line of Parcel 16.1, S 70 deg. 51' E, a distance of 243.2 feet to an iron pin on the westerly margin of the L & N Railroad; thence with the westerly margin of the L & N Railroad, southerly and being 100 feet from and parallel to the centerline of the main tract of the L & N Railroad; with a curve to the left (radius of 1460.86 feet) a distance of 159.78 feet, said curve having a chord bearing and distance of S 9 deg. 34' W, a distance of 159.7 feet; thence N 70 deg. 30' W, a distance of 270.7 feet to the point of beginning, and containing 0.92 acres.

TRACT II

Beginning at an iron pin on the easterly margin of 44th Avenue North at a point being N 19 deg. 30' E, a distance of 155.8 feet from the centerline of Indiana Avenue projected; thence with the easterly margin of 44th Avenue North, N 19 deg. 30' E, a distance of 219.2 feet to an iron pin; thence S 70 deg. 30' E, a distance of 235.0 feet to an iron pin on the westerly margin of the L & N Railroad; thence with the westerly margin of the L & N Railroad and being 100 feet from and parallel to the centerline of the Main track, S 18 deg. 49' W, a distance of 112.7 feet; thence continuing with said right-of-way with a curve southeasterly (radius of 983.68) a distance of 105.30 feet and having a chord bearing and distance of S 15 deg. 45' W, a distance of 105.25 feet to the northeasterly corner of Parcel No. 16, thence, with the northerly line of Parcel No.16, N 70 deg. 51' W, a distance of 243.2 feet to the point of beginning, and containing 1.19 acres. .

INCLUDED WITHIN TIIE ABOVE DESCRIPTION is Lot 4 on the plan of Key Subdivision of record in Plat Book 6900, Page 727, said Register's Office.

INCLUDED WITHIN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM is Lot 3 on the plan of Key Subdivision of record in Plat Book 6900, Page 727, said Register's Office.

Being the same property conveyed to CHUCK RYAN, A SINGLE PERSON, by deed of record as Instrument No. 20110401-0025340, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **800 44th Avenue North, 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 30th day of May, 2014.

Chuck Ryan

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared Chuck Ryan, a single person with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 30th day of May, 2014.

Commission expires: May 8, 2017

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

I. Dyke Tatum Notary Public