BILL GARRETT, Davidson County
Trans:T20140044575 DEEDWARR
Recvd: 06/24/14 10:21 2 pgs
Fees:13.00 Taxes:592.00
20140624-0054901

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00.

Affiant

Subscribed and sworn to before me this 19th day of June, 2014.

Notary Public
My Commission Expires: 04/01/17

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

14-0247

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeffrey M. Pate	New Owner	103 01 0
6116 Hill Circle	100 Beaumont Court	109.00
Nashville, TN 37209	Hendersonville, TN 37075	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Toni J. Rothfuss, unmarried,

hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto

Jeffrey M. Pate,

hereinafter called the GRANTEE(S), their heirs and assigns, the following tract or parcel of land, to-wit:

Being a tract of land in the Twentieth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at a capped iron rod new in the northerly margin of Hill Circle, at a distance of 20 feet from the center of Hill Circle, said rod also being the southwest boundary corner of Lot 9, Section V, of the John B. Cowden Subdivision, an un-recorded plat; thence with said northerly margin with a non-tangent curve to the right, having a radius of 492.58 feet, an arc length of 99.88 feet and a chord bearing of south 47 deg. 39 min. 59 sec. West, at a chord distance of 99.70 feet to a capped iron rod new, being the southeast boundary corner of Clifford R. Simpson property, as evidenced in Instrument No. 20110216-0013078, R.O.D.C., TN; thence with the east boundary line of the said Simpson Property, North 33 deg. 23 min. 04 sec. west, at a distance of 112.11 feet to a capped iron rod new in a rock pile, being the northeast boundary corner of the said Simpson property and south boundary corner of the James E. Cowden property, as evidenced in Instrument no. 20020503-0065437, R.O.D.C., TN; and also known as the revised Lot 6 of the Re-Subdivision of Lots 8 & 6, Section V, of the John B. Cowden Subdivision, as evidenced in Plat Book 8250, Page 607, R.O.D.C., TN; thence with the south boundary line of the said Revised Lot 6, North 12 deg. 33 min. 52 sec. West, at a distance of 95.70 feet to a capped iron rod new; thence South 55

deg. 41 min. 53 sec. East, at a distance of 103.30 feet to a capped iron rod new, being the northwest boundary corner of the said Lot 9 of the un-recorded plat; thence with the west boundary line of the said Lot 9, South 48 deg. 58 min. 49 sec. East, at a distance of 93.94 feet to the point of beginning, containing 0.28 acres, more or less, according to a survey by Stephen B. Murrell, TN R.L.S. No. 2462, of Xcel Land Surveying, on June 7, 2014.

Being a portion of the property conveyed to Toni J. Rothfuss by deed from Robert G. Kelley, unmarried, dated May 29, 2014, of record as Instrument No. 20140604-0048332, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

This is unimproved property located at **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 GRANTEE(S), their heirs and assigns, forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 19th day of June, 2014.

Toni J. Rothfuss

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Toni J. Rothfuss**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 19th day of June, 2014.

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

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/01/17