WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-MR-14-903

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Rothschild	**Same as New Owner**	
(NAME)	(NAME)	
844 Clematis Drive		**044-15-0-176.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DARRELL LEE FAGAN AND KARA VALICH FAGAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK ROTHSCHILD, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 241 on the Plan of Section "A", Village of Old Hickory of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 241 fronts 54 feet on the easterly margin of Cleves Street, and extends back 88 feet on the northerly line, and 88.1 feet on the southerly line to a dead line, measuring 54 feet thereon.

Being the same property conveyed to Darrell Lee Fagan and wife, Kara Valich Fagan by deed from Martha Jane Kelley, a widow, a 1/2 undivided interest, and Sidney Michael Kelley and Nina K. Bogle, only heirs at law of J.W. Kelley, deceased, a 1/2 undivided interest of record in Instrument No. 20001017-0102819 Register's Office for Davidson County, Tennessee, dated September 29, 2000 and recorded on October 17, 2000.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee.
- Easement as contained in Deed of record in Book 1877, Page 68, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **903 Cleves Street , Old Hickory, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20140052421 DEEDWARR
Recvd: 07/21/14 13:35 2 pgs
Fees:13.00 Taxes:412.55
20140721-0064510

Witness my/our hand(s) this the 17th DAY OF JULY, 2014.

Darrell Lee Fagan by John Gleaves as Attorney in Fact

Kara Valich Fagan by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DARRELL LEE FAGAN AND KARA VALICH FAGAN, and who acknowledged he/she/they executed the same as the free act and deed of the said DARRELL LEE FAGAN AND KARA VALICH FAGAN.

Witness my hand and official seal, this the 17th of July, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212