# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140078345 DEEDWARR
Recvd: 10/17/14 11:12 2 pgs
Fees:13.00 Taxes:616.05
20141017-0095948

R-AVE-14-903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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) |
|---|---|---|
| **Leslie R. Intintoli** | **Community Mortgage LLC / Lonestar Bank SSB** | |
| (NAME) **903 Cleves Street** | (NAME) **19045 E. Valley View Parkway Suite F** | **044-15-0-176.00** |
| (ADDRESS) **Old Hickory, TN 37138** | (ADDRESS) **Independence, MO 64055** | |
| (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 **MARK ROTHSCHILD, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LESLIE R. INTINTOLI AND ADAM W. FLUHRER, WIFE AND HUSBAND,** 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.

Being the same property conveyed to Mark Rothschild, married by deed from Darrell Lee Fagan and Kara Valich Fagan, husband and wife of record in Instrument No. 20140721-0064510 Register's Office for Davidson County, Tennessee, dated July 17, 2014 and recorded on July 21, 2014.

**THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR HEREIN.**

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the 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.

Witness my/our hand(s) this the 14th DAY OF OCTOBER, 2014.

Mark Rothschild

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK ROTHSCHILD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of October, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212