Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Rochford Realty and Construction Company, Inc., a Tennessee corporation
2200 Abbott Martin Rd
Nashville, Tennessee 37215

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

BILL GARRETT, Davidson County
Trans:T20140090576 DEEDWARR
Recvd: 12/03/14 12:33 3 pgs
Fees:18.00 Taxes:1657.60
20141203-0110880

MAP 117-15
GROUP
PARCEL 22.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Frank T. Causer, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Rochford Realty and Construction Company, Inc., a Tennessee corporation**, hereinafter called the GRANTEE, its successors and assigns, a 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. 11 on the Plan of Hillmont Subdivision, as shown by plat and survey of record in Plat Book 1424, page 37, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the north margin of Glenn Echo Road, at the corner of Lots Nos.10 and 11; thence with the line between said lots northerly 131.6 feet to the south line of Lot No. 12; thence with the line of same easterly 140 feet to the west margin of Hillmont Drive; thence with the margin of same southerly line 75 feet to the beginning of a curve; thence around said curve southwesterly 86.1 feet to the north margin of Glenn Echo Road; thence with the margin of the same westerly 85 feet to the beginnin.

Being the same property conveyed to Frank T. Causer, by deed from Louise Conditt of record in Instrument no. 20070619-0073247, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2015 and subsequent years.

This is **improved** property known as **1701 Hillmont Drive, Nashville, Tennessee 37215.**

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, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 **21st** day of **November, 2014.**

Frank T. Causer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Frank T. Causer, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of November, 2014.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/23/2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $448,000.00.

Lynda Towe
AFFIANT

Subscribed and sworn to before me on this 21st day of November, 2014.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 5.3.16

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY