THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF DECEMBER, 2014. Notary Public MY COMMISSION EXPIRES: April 1, 2017 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140090764 DEEDWARR
Recvd: 12/04/14 09:17 2 pgs
Fees:13.00 Taxes:425.50
20141204-0111077

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Toni J. Rothfuss	Toni J. Rothfuss	MAP 91-01
747 23rd Street	P O Box 90567	PARCEL 018.00
Nashville, TN 37209	Nashville, TN 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, **Jose G. Arriaza, joined by his spouse, Maria B. Arriaza**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Toni J. Rothfuss**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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 the Southerly part of Lot No.6, on the Plan of West Nashville Annex, of record in Plat Book 332, page 11, Register's Office for Davidson County, Tennessee, and being more particularly described as Tract No. 1, on a survey by John B. Kohl, III, dated January 11, 1995, as follows:

Said part of Lot No. 6 fronts 60 feet on the Westerly margin of 23rd Street, beginning 140 feet from the intersection of Park Avenue and 23rd Street; thence Southerly 60 feet; thence at right angles Westerly 200 feet to the center of a 15 foot alley; thence with the center of said alley, Northerly 60 feet; thence at right angles Easterly 200 feet to the Beginning.

Being the same property conveyed to Jose G. Arriaza, a married man by deed from Jeanette L. Putman, unmarried of record in Instrument No. 20061228-0160148 Register's Office for Davidson County, Tennessee, dated December 22, 2006 and recorded on December 28, 2006.

Maria B. Arriaza, spouse of Jose G. Arriaza, joins in this conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **747 23rd Street, 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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 our hands this the ~~25th~~ 1st day of December, 2014.

Jose G. Arriaza

Jose G. Arriaza

Maria B. Arriaza

Maria B. Arriaza

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jose G. Arriaza and Maria B. Arriaza** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 1st day of December, 2014.

My Commission expires: 1.4.16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN