WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140095795 DEEDWARR
Recvd: 12/23/14 08:20 2 pgs
Fees:13.00 Taxes:259.00
20141223-0117135

R-VRES-14-01009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Brian D. Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 6/19/16
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE 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)
Mark Rothschild	Held ONTEK	
(NAME)	(NAME)	**04415029500**
844 Clematis Drive		
(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 **BOBBY RAY DENSON, MARRIED,** 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:

BEING Lot No. 34-22 on the Plan of Revised Plan Certain Lots Between Dodson & Debow Streets, Sections "C" & "D" of record in Plat Book 1835, Page 52, and Plat Book 1424 and Page 65, Register's Office for Davidson Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Bobby Ray Denson, unmarried, by Warranty Deed from Brenda J. William, Individually; as Personal Representative of the Estate of Erby W. Conder; and as Conservator of Charles E. Conder, of record in Instrument Number 20020702-0079582, Register's Office for Davidson County, Tennessee, dated June 25, 2002, and recorded on July 2, 2002.

Being the same property conveyed to Erby W. Conder and Bonnie H. Conder by instrument from E. I. du Pont de Nemours and Company, a Delaware corporation of record in Book 1968, page 605, Register's Office for Davidson County, Tennessee, dated February 15, 1951 and recorded on April 3, 1951.

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

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable
- 2.5 foot permanent easement for utilities set out in Warranty Deed recorded in Book 1914, page 208 and Instrument Number 20020702-0079582, in the Register's Office for Davidson County, Tennessee.
- Right of Way Deed to Davidson County, Tennessee of record in Book 2480, Page 622, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 65; revised in Book 1835, Page 52, 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: **1009 DeBow 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 21st DAY OF NOVEMBER, 2014.

Bobby Ray Denson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY RAY DENSON, 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 21st of November, 2014.

Notary Public
My Commission Expires: 03/08/16
(SEAL)



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