WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150029072 DEEDWARR
Recvd: 04/17/15 12:03 2 pgs
Fees:13.00 Taxes:481.00
20150417-0034238

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH. DAY OF APRIL, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey M. Pate	Jeffrey M. Pate	10301011300
(NAME)	(NAME)	
6128 Hill Circle	100 Beaumont CT.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Toni J. Rothfuss,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey M. Pate, married,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LOT 13 OF SECTION 5 OF THE UNRECORDED JOHN B. COWDEN SUBDIVISION. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 13 - SECTION 5, JOHN B. COWDEN SUBDIVISION

BEGINNING AT A CAPPED IRON ROD NEW, IN THE NORTHERLY MARGIN OF HILL CIRCLE AT A DISTANCE OF 20 FEET FROM THE CENTER OF THE SAID HILL CIRCLE, SAID ROD BEING THE SOUTHWEST BOUNDARY CORNER OF LOT 12 OF SECTION 5 OF THE UNRECORDED JOHN B. COWDEN SUBDIVISION; THENCE WITH THE SAID NORTHERLY MARGIN, SOUTH 72 DEG 41 MIN 47 SEC WEST, AT A DISTANCE OF 15.68 FEET TO A POINT; THENCE WITH A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,021.73 FEET, AN ARC LENGTH OF 81.09 FEET AND A CHORD BEARING OF SOUTH 74 DEG 58 MIN 13 SEC WEST, AT A CHORD DISTANCE OF 81 .07 FEET TO THE WESTERN EDGE OF A 18 INCH LOCUST, BEING THE SOUTHEAST BOUNDARY CORNER OF THE HERMAN H. STEVENS, Jr. et ux PROPERTY, AS EVIDENCED IN DEED BOOK 4979, PAGE 824, R.O.D.C., TN.; THENCE WITH THE EAST BOUNDARY LINE OF THE SAID STEVENS PROPERTY AND GENERALLY WITH AN OLD FENCE, NORTH 01 DEG 42 MIN 53 SEC WEST, AT A DISTANCE OF 144.1 1 FEET TO A CAPPED IRON ROD NEW IN A ROCK PILE, BEING THE SOUTHWEST BOUNDARY CORNER OF THE JAMES E. COWDEN PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20020530-0065437, R.O.D.C., TN.; THENCE WITH THE SOUTH BOUNDARY LINE OF THE SAID COWDEN PROPERTY, NORTH 74 DEG 20 MIN 55 SEC EAST, AT A DISTANCE OF 59.41 FEET TO A CAPPED IRON ROD NEW, BEING THE NORTHWEST BOUNDARY CORNER OF THE SAID LOT 12; THENCE WITH THE WEST BOUNDARY LINE OF THE SAID LOT 12, SOUTH 16 DEG 43 MIN 27 SEC EAST, AT A DISTANCE OF 140.32 FEET TO THE **POINT OF BEGINNING,** CONTAINING 0.25 ACRES, MORE OR LESS, ACCORDI NG TO A SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND SURVEYING, JOB NO. 15-021, DATED FEBRUARY 27, 2015.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO THE LEGAL RIGHT-OF-WAY FOR HILL CIRCLE.

THE ABOVE DESCRIBED PROPERTY IS SUBJECT TO ALL MATIERS SHOWN ON A BOUNDARY SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND SURVEYING, JOB NO. 15-021, DATED FEBRUARY 27, 2015

Being the same property conveyed to Toni J. Rothfuss by Quitclaim Deed from Randy Martin of record in Instrument No. 20150417-0034237 Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 6128 Hill Circle, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my/our hands this 16th day of April, 2015.

Toni J. Rothfuss

State of Tennessee
County of Davidson

Personally appeared before me Toni J. Rothfuss, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of April , 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No. 15-Pate

