WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150050808 DEEDWARR
Recvd: 06/25/15 08:46 2 pgs
Fees:13.00 Taxes:421.80
20150625-0060886

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2015

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

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
Toni J. Rothfuss	Toni J. Rothfuss	10301011200
(NAME)	(NAME)	
P.O. Box 90567	P.O. Box 90567	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, **Randy Martin,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Toni J. Rothfuss,** 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:

BEING A TRACT OF LAND IN THE TWENTIETH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING PART OF THE SAME PROPERTY CONVEYED TO RANDY MARTIN, AS EVIDENCED IN INSTRUMENT NO. 201 10729-005 8232, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN.) AND ALSO BEING KNOWN AS LOT 1 2 OF SECTION S OF THE UNRECORDED JOHN B. COWDEN SUBDIVISION. SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 12 - SECTION 5, JOHN B. COWDEN SUBDIVISION

BEGINNING AT A CAPPED IRON ROD OLD, RLS#2462, IN THE NORTHERLY MARGIN OF HILL CIRCLE AT A DISTANCE OF 20 FEET FROM THE CENTER OF THE SAID HILL CIRCLE, SAID ROD ALSO LYING SOUTH 60 DEG 15 MIN 29 SEC WEST, AT A DISTANCE OF 116.36 FEET FROM A CAPPED IRON ROD OLD, RLS#2462, BEING THE SOUTHEAST BOUNDARY CORNER OF THE CLIFFORD R. SIMPSON PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20110216-0013078, R.O.D.C., TN.; THENCE WITH THE SAID NORTHERLY MARGIN WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 492.58 FEET, AN ARC LENGTH OF 48.62 FEET AND A CHORD BEARING OF SOUTH 69 DEG 52 MIN 08 SEC WEST, AT A CHORD DISTANCE OF 48.60 FEET TO A POINT; THENCE, SOUTH 72 DEG 41 MIN 47 SEC WEST, AT A DISTANCE OF 48.18 FEET TO A CAPPED IRON ROD NEW, BEING THE SOUTHEAST BOUNDARY CORNER OF LOT 13; THENCE WITH THE EAST BOUNDARY LINE OF THE SAID LOT 13, NORTH 16 DEG 43 MIN 27 SEC WEST, AT A DISTANCE OF 140.32 FEET TO A CAPPED IRON ROD NEW IN THE SOUTH BOUNDARY LINE OF THE JAMES E. COWDEN PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20020530-0065437, R.O.D.C., TN.; THENCE WITH THE SAID SOUTH BOUNDARY LINE, NORTH 74 DEG 20 MIN 55 SEC EAST, AT A DISTANCE OF 93.11 FEET TO A CAPPED IRON ROD OLD. RLS#2462, BEING THE NORTHWEST BOUNDARY CORNER OF THE SAID SIMPSON PROPERTY; THENCE WITH THE WEST BOUNDARY LINE OF THE SAID SIMPSON PROPERTY, SOUTH 18 DEG 14 MIN 47 SEC EAST, AT A DISTANCE OF 135.24 FEET TO THE POINT OF BEGINNING, CONTAINING 0.30 ACRES, MORE OR LESS, ACCORDING 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 MATTERS 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 PART OF THE SAME PROPERTY CONVEYED TO RANDY MARTIN BY DEED DATED SEPTEMBER 26, 2003 FROM BEN T. JOHNSON, JAMES M. JOHNSON AND CLAUDE R. JOHNSON OF RECORD IN INSTRUMENT NO. 20031118-0168171, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☑

This is improved ☐ property, known as 6124 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.

Witness my/our hands this 23rd day of June, 2015.

Randy Martin

State of Tennessee
County of Davidson

Personally appeared before me Randy Martin, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of June, 2015.



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

File No.: 15-rothfusst