6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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	103-1-107
(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, **Timothy B. Harrington,** 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 Lot No. 7, Section V on the unrecorded Plat of Cowden Subdivision described as follows:

Beginning at a stone in the south boundary line of the North Section of Hill Circle 175 feet from its East end and running North 64 degrees 30 minutes East 175 feet; thence around the curve and of this street boundary line to a stone at the end of the North Boundary line of the South Section of Hill Circle; thence South 41 degrees West 175 feet to a pile of stones on a buried surface stone; thence North 36 degrees 30 minutes West 110 feet to the beginning.

Being the same property conveyed to Timothy B. Harrington by deed dated July 27, 2010 from Nellie Broadrick, unmarried of record in Instrument No. 20100728-0059234, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 6011 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.

BILL GARRETT, Davidson County
Trans:T20150090730 DEEDWARR
Recvd: 10/26/15 09:37 2 pgs
Fees:13.00 Taxes:666.00
20151026-0108358

Witness my/our hands this 21st day of October, 2015.

Timothy B. Harrington

State of Tennessee
County of Davidson

Personally appeared before me Timothy B. Harrington, 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 21st day of October, 2015.

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

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

File No.: 15-6011Rothfuss