6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2016

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

J. DYKE ADAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20160018785 DEEDWARR
Recvd: 03/08/16 08:40 2 pgs
Fees:13.00 Taxes:484.70
20160308-0021971

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	103010B00200CO
(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, **Jeffrey M. Pate,** 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:

Land in Davidson County, Tennessee, being Unit B, Declaration of Covenants, Conditions and Restrictions for Hill Circle Homes, as shown on plat of record in Instrument No. 20140731-0068272, in the Register's Office, Davidson County, Tennessee, to which plat reference made for a more particular description of said property.

Being part of the same property conveyed to Jeffrey M. Pate by deed dated June 19, 2014 from Toni J. Rothfuss , unmarried of record in Instrument No. 20140624-0054901, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 6118 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 1st day of March, 2016.

Jeffrey M. Pate

State of Tennessee
County of Davidson

Personally appeared before me Jeffrey M. Pate, 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 1st day of March, 2016.

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

File No.: 16-Rothfuss

