BILL GARRETT, Davidson County
Trans:T20160072485 DEEDWARR
Recvd: 08/19/16 10:07 2 pgs
Fees:13.00 Taxes:788.10
20160819-0086814

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $213,000.00.

Kayla Johnson
Affiant

Subscribed and sworn to before me, this the 15th day of August, 2016.

Brenda Hunsman
Notary Public

My commission expires: 11/20/18

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Robert L. Dafler Patricia M. Dafler	Farm Bank	
1203 Sevier Street	50 Franklin St.	094-01-0-073-00
Nashville, TN 37206	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNIFER ROTHLEIN, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT L. DAFLER AND PATRICIA M. DAFLER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 part of Lot Nos. 197 and 198 on the Plan of Payne, Blakemore and Cummings Division of record in Plat Book 57, Page 81, in the Register's Office for Davidson County, Tennessee, said part of said lots front 50 feet on the northerly side of Sevier Street, being more particularly described as follows:

Beginning at a point 61 feet in the easterly direction from the intersection of Sevier Street and South 12th Street, on northerly margin of Sevier Street and running back between parallel line 100 feet to a dead line measuring 50 feet thereon.

Being the same property conveyed to Joel T. Finley and wife, Sarah M. Finley by Warranty deed from Jessica Sammons, unmarried and James Sammons and Deborah Sammons, husband and wife of record in Instrument No. 20101124-0094080 Register's Office for Davidson County, Tennessee, dated November 20, 2010 and recorded on November 24, 2010.

Being the same property conveyed to Jennifer Rothlein by Warranty deed from Joel T. Finley and Sarah M. Finley, husband and wife of record in Instrument No. 20140513-0040902 Register's Office for Davidson County, Tennessee, dated May 1, 2014 and recorded on May 13, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1203 Sevier Street, Nashville, TN 37206.

RECORD AND RETURN
Tennessee Title Services
101 Springhouse Ct S-202
Hendersonville, TN 37075

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2016.

Jennifer Rothlein

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Rothlein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2016.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018

Kevin Ansell, spouse of Jennifer Rothlein, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Kevin Ansell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kevin Ansell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2016.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018