WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160112900 DEEDWARR
Recvd: 12/22/16 10:18 2 pgs
Fees:13.00 Taxes:806.60
20161222-0134660

R-MR-16-1405-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark Rothschild and Soraya Rothschild	**Waterstone Mortgage Corporation**	
(NAME)	(NAME)	**053-03-0-255.00**
1405 Birdsall Street	**N25 W23255 Paul Road**	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	**Pewaukee, WI 53072**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTIAN D. BLAKELY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK ROTHSCHILD AND SORAYA KASHANI (AKA SORAYA ROTHSCHILD), HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 174 and 175 in Section "B" Village of Old Hickory of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Starting with an iron pin at the southwest corner of Lot No. 173; thence South 0 degrees, 50' West 30 feet along the West property line of Lot No. 174, to an iron pin which is the point of beginning and running thence the following courses and distance; 80 degrees 06' East 88.5 feet to an iron pin; thence South 0 degrees 42' West 94 feet to an iron pin; thence North 89 degrees 06' West 89 feet to an iron pin; thence North 0 degrees 43' West 94 feet to an iron pin; thence North 89 degrees 06' West 89 feet to an iron pin; thence North 0 degrees 50' East 94 feet to an iron pin, the point, the point of beginning, containing 0.19 acres more or less.

Being the same property conveyed to Christian D. Blakely, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20101110-0090305 Register's Office for Davidson County, Tennessee, dated November 5, 2010 and recorded on November 10, 2010.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Matters shown on the Plan of record in Plat Book 1424, Page 67, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1405 Birdsall Street, Old Hickory, Tennessee 37138**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 20th DAY OF DECEMBER, 2016.

Christian D. Blakely

Marley Ann Blakely, spouse of Christian D. Blakely, hereby joins in this conveyance and does transfer and convey any and all marital interest Marley Ann Blakely may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 20th of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212