Prepared By & Return To:
Tennessee Title Services, LLC
318 E. College St., Ste. 105
Dickson, TN 37055
17-0086D

BILL GARRETT, Davidson County
Trans:T20170042461 DEEDWARR
Recvd: 05/18/17 13:35 2 pgs
Fees:13.00 Taxes:749.99
20170518-0049507

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of April, 2017

Notary Public
Commission Expires: _____

FRANCES WYMONETT ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 22, 2018
COUNTY OF DICKSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Inge K. Hooker 747 23rd Street Nashville, TN 37209	First Federal Bank 601 Hwy 46 S Dickson, TN 37055	091-01-0-018.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Toni J. Rothfuss, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Inge K. Hooker and Juan J. Rodriguez, a married couple

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 the Southerly part of Lot No.6, on the Plan of West Nashville Annex, of record in Plat Book 332, page 11, Register's Office for Davidson County, Tennessee, and being more particularly described as Tract No. 1, on a survey by John B. Kohl, III, dated January 11, 1995, as follows:

Said part of Lot No. 6 fronts 60 feet on the Westerly margin of 23rd Street, beginning 140 feet from the intersection of Park Avenue and 23rd Street; thence Southerly 60 feet; thence at right angles Westerly 200 feet to the center of a 15 foot alley; thence with the center of said alley, Northerly 60 feet; thence at right angles Easterly 200 feet to the Beginning.

Being the same property conveyed to Toni J. Rothfuss by Warranty deed from Jose G. Arriaza, joined by his spouse, Maria B. Arriaza of record in Instrument No. 20141204-0111077 Register's Office for Davidson County, Tennessee, dated December 01, 2014 and recorded on December 04, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 747 23rd Street, Nashville, TN 37209.

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

Dated this the 28th day of April, 2017.

Toni J. Rothfuss

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Toni J. Rothfuss** 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 at Dickson, Tennessee this 28th day of April, 2017.

Notary Public
My Commission Expires: _____

FRANCES WYMONETT ROSE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 22, 2018
COUNTY OF DICKSON

(Notary Seal)