Karen Johnson Davidson County
Batch# 243074 DEEDWARR
06/13/2019 11:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20190613-0056887

# Warranty Deed

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|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF ~~DAVIDSON~~ Williamson<br><br>The actual consideration or value, whichever is greater, for this transfer is $510,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 5th day of June, 2019.<br><br>Notary Public<br><br>My commission expires: 12/15/21 |

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

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

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Jerry O'Toole<br>Patricia T. O'Toole | New owner | |
| 1410 Rosebank Avenue | | 084-01-0-021.00 |
| Nashville, TN 37206 | | |

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, **ANNE L. RODDICK, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. RICHARD O'TOOLE AKA JERRY RICHARD O'TOOLE, UNMARRIED AND PATRICIA T. O'TOOLE, UNMARRIED** , 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 No. 1 of the R.F. Davis Subdivision, not of record, and described according to a copy of a survey made by Ralph W.C. Lambert, Surveyor, dated November 26, 1960, as follows:

Beginning at an iron pin in the West margin of Rosebank Avenue at the Southeast corner of the property conveyed to the City of Nashville, by E.S. Weaver et ux, by deed of record in Book 2032, Page 195, said Register's Office; thence along the South line of said property, North 88 degrees 30 minutes West 180 feet to a bolt set in concrete; thence along the East line of the J. C. Barbour property by deed of correction from E.S. Weaver and wife, of record in Book 3163, page 375, said Register's Office, South 1 degree 30 minutes West 108.00 feet to an iron pin. Barbour's new Southeast corner; thence along a fence line, South 82 degrees 37 minutes East 182 feet to an iron pin in the west margin of Rosebank Avenue; thence with said Avenue, North 1 degree 30 minutes East 130.5 feet to the beginning.

Being the same property conveyed to Anne L. Roddick and Michael A. Roddick, wife and husband by Warranty deed from Mikel W. Cole and Julie Ann Walker of record in Instrument No. 20170329-0030680 Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on March 29, 2017. Michael A. Roddick, having since died on November 8, 2017.

Being also known as 1410 Rosebank Avenue Nashville, Tennessee 37206.

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.

The address of the herein described property is believed to be 1410 Rosebank Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 5th day of June, 2019.

Anne L Roddick

**Anne L. Roddick**

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 Anne L. Roddick, 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 5th day of June, 2019.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

## True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY