This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Lassiter, Tidwell, Davis, Keller & Hogan, PLLC
150 Fourth Avenue North
One Nashville Place, Suite 1850
Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20100071260 DEEDWARR
Recvd: 11/09/10 14:09 2 pgs
Fees:13.00 Taxes:775.15
20101109-0090070

WARRANTY DEED

Address of new owner as follows:	**Send tax bills to:**	**Map-Parcel No.**
Patrick Ostrowski **Elizabeth Ranft** **1014 Carolyn Avenue** **Nashville, TN 37216**	Franklin American Mortgage 501 Corporate Centre Drive Suite 400 Franklin, TN 37067	**72-9-410.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Shawn Rohan, a married person** (the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) cash, in hand paid, and other good and valuable consideration paid to the Grantor, by **Patrick C. Ostrowski and Elizabeth A. Ranft, both unmarried, as Tenants in Common with Right of Survivorship** (the "Grantees"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantees, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot(s) 37, as shown on the map entitled Irvington, of record in Plat Book 843, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SHAWN ROHAN MARRIED, by deed from GERALD LEE COYLE AND WIFE, NINFA COYLE, of record as Instrument No. 20100628-0050398, dated June 25, 2010, said Register's Office.

The above-described property has never been the marital residence of the Grantor herein.

This is improved property commonly known as: **1014 Carolyn Avenue, Nashville, Tennessee 37216.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees and their heirs, successors and assigns, forever.

The Grantor, for himself and his heirs, successors and assigns covenants with the Grantees that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor has committed no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself and his heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantees and their heirs, successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor and any other person.

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 10-25 day of October, 2010.

Shawn Rohan

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand, at office, this 25th day of October, 2010.

Notary Public
My commission expires:

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires January 6, 2014

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $209,500.00.

Affiant

Sworn to and subscribed before me this
25th day of October, 2010.

Notary Public
My Commission Expires:

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires January