BILL GARRETT, Davidson County
Trans:T20100076442 DEEDWARR
Recvd: 12/03/10 13:42 3 pgs
Fees:18.00 Taxes:129.50
20101203-0096596

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

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Shawn C. Rohan **1223 Pennock Avenue** **Nashville, TN 37207**	**SAME**	**071-15-419.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **T. Daly, Sr.**, an unmarried person (hereinafter called 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 **Shawn C. Rohan**, a married person (hereinafter called the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, 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 No. 36 in the map of Crutcher's Subdivision, of a part of the Lucy H. Lindsley Property, of record in Book 161, page 129 Register's Office for Davidson County, Tennessee.

Said lot fronts 68 feet on the easterly side of Pennock Avenue and runs back between lines, 175 feet, more or less, on the southerly line and 176.8 feet on the northerly line, along the southerly line of Ligon Avenue, to an alley in the rear on which it measures 68 feet, more or less.

Being the same property conveyed to T. DALY SR., by deed from THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY IN ITS OWN BEHALF AND THE USE AND BENEFIT OF THE STATE OF TENNESSEE, of record as Instrument No. 20080307-0022979, dated January 23, 2008, said Register's Office.

Being the same property conveyed to T. DALY, SR., by quitclaim deed from HENRY L. DAVIS, of record as Instrument No. 20090421-0035781, dated April 8, 2009, said Register's Office.

Included in the above but excluded therefrom is that portion described in deed of record in Book 8440, page 456, said Register's Office.

This is improved property commonly known as: **1223 Pennock Avenue, Nashville, TN 37207**.

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

The Grantor, for himself and his heirs, successors and assigns covenants with the Grantee 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 Grantee 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 Grantee and his 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 30th day of November, 2010.

T. Daly, Sr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **T. Daly, Sr.** 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2010.

JENNIFER B. GHAKEM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014

Notary Public
My commission expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property, whichever is greater is $35,000.00.

Affiant

Sworn to and Subscribed before me this 30 day of November, 2010.

Notary Public

My Commission Expires:

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