WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

James R Moyers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON P. PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires JULY 5, 2011

BILL GARRETT, Davidson County
Trans:T20110031481 DEEDWARR
Recvd: 05/26/11 11:40 2 pgs
Fees:13.00 Taxes:592.00

20110526-0040425

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Moyers	NEW OWNER	117-15-A-4CO
(NAME)	(NAME)	
1607 Tyne Blvd.	1607 Tyne Blvd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, Tn 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Mark J. Rohling, Personal Representative of the Estate of Teresa W. Rohling**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James R. Moyers**, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Parcel 4, being Unit No. X – 4 (formerly known as TH-A-4) as specified on the Plat shown in the Master Deed, on the Plan of Green Hills Terrace Condominium Apartments, as Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotates, and as established by a Master Deed for Green Hills Terrace Condominium Apartments, of record in Book 5304, page 702 and as amended in Book 7841, page 557; By-Laws of record in Book 5304, page 745, and as amended in Book 9830, page 181, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Green Hills Terrace Condominium Apartments, for placement of Units, of record in Book 5200, page 64, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Bernie J. Rohling and wife, Teresa W. Rohling by deed from Lewis B. Hollabaugh of record in Book 9496, page 746 Register's Office for Davidson County, Tennessee. The said Bernie J. Rohling died on August 25, 2002, vesting simple title by operation of law in Teresa W. Rohling as the surviving tenant by the entireties. Thereafter, the said Teresa W. Rohling died testate, and pursuant to her Last Will and Testament probated under Docket No. 11P800 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) appointed Mark J. Rohling as her personal representative with full power to sell, transfer and convey the subject property in any lawful manner without the approval or joinder of any beneficiary of the estate.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **1900 Richard Jones Road, Unit X-4, Nashville, TN 37215 (Formerly known as 1809 Hillmont Dr., Unit TH-A-4, Nashville, TN 37215)**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hand this 25th day of May, 2011.

By: Mark J. Rohling Personal Representative

Mark J. Rohling, Personal Representative of the Estate of Teresa W. Rohling

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mark J. Rohling, Personal Representative of the Estate of Teresa W. Rohling, deceased, the 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 and official seal at Nashville, Tennessee this 25 DAY OF MAY, 2011.

Commission expires:

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011

Notary Public