WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110033051 DEEDWARR
Recvd: 06/03/11 08:43 2 pgs
Fees:13.00 Taxes:1335.40
20110603-0042406

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$360,000.00~~ $360,920.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Hodgin and Matt Hodgin	Franklin Synergy Bank	**104100056.00**
(NAME)	(NAME)	
304 Elmington Avenue	3301 Aspen Grove Drive #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Franklin, TN 37067	
(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, **Michael D. Rohling and Teresa D. Rohling, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Molly Hodgin and Matt Hodgin, wife and husband**, 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 Lot No."B", on the Map showing Subdivision of Lots 16, 17 and 18 in Elmington Place Subdivision, of record in Plant Book 547, Page 43, to which plan reference is hereby made for a more complete description, Register's Office for said County, and described as folows:

Beginning at a point in the easterly margin of Elmington Avenue 57 feet 6 inches north of Richardson Avenue, being the common corner of Lots "A" and "B" on said plan, and also the common corner of Lots Nos. 17 and 18 on said recorded Plan; thence in an easterly direction with the line between Lots "A" and 'B" 156 feet to a point 8 feet north of the line between Lots 17 and 18 of said recorded plan; thence northerly 52 ¼ feet to a point which is 12 feet west of the line between Lots 16 an d17; thence westerly 149 feet 5 inches to a point in the easterly margin of Elimington Avenue; thence with the margin of the same southerly 50 feet to the point of beginning.

Being the same property conveyed to Michael D. Rohling, and Teresa D. Rohling, husband and wife by deed dated August 8, 2007 from William Pope Englert and Margaret O. Russell, Co-Administrators of the Estate of Phillip O. Englert of record in Instrument No. 20070824-0101844, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **304 Elmington Avenue, Nashville, TN 37205**

(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 our hands this 27th day of May, 2011.

Michael D. Rohling

Teresa D. Rohling

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Michael D. Rohling, and Teresa D. Rohling,** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2011.

Commission expires: May 6, 2013

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum Notary Public