WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110034554 DEEDWARR
Recvd: 06/09/11 11:29 2 pgs
Fees:13.00 Taxes:736.30
20110609-0044238

THERESA L. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 5, 2014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/5/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa D. Rohling and Michael D. Rohling wife and husband	Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company	10215007400
(NAME)	(NAME)	
750 Templeton Drive	9000 Carothers Pkway	
(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, I, Leslie Michelle Willis Bradley, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa D. Rohling and Michael D. Rohling 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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 256 on the Plan of Brook Meade, Section VII, of record in Book 2331, page 5, Register's Office for said County.

Said Lot No. 256 fronts 120 feet on the northeasterly margin of Templeton Drive and extends back northeastwardly 347.8 feet on the northwesterly side and 355.4 feet on the southeasterly side to a dead line in the rear, measuring 120.30 feet thereon.

Being the same property conveyed to Leslie Michelle Willis Bradley, by deed of record in Instrument Number 20100212-011405, Register's Office for Davidson County, Tennessee. Said property was never used as the primary residence of Leslie Michelle Willis Bradley.

Subject to all matters as shown on Plan of Brook Meade, Section VII, of record in Book 2331, page 5,Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 2333, Page 629, Register's Office for Davidson County, Tennessee. Easement Agreement of record in Instrument No. 20010228-0018402, Register's Office for Davidson County, Tennessee. Sewer Easement of record in Book 5151, page 259, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 750 Templeton Drive, 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 my hand this 6th day of June, 2011.

Leslie Michelle Willis Bradley

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leslie Michelle Willis Bradley, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 6th day of June, 2011.

Commission expires: July 29, 2013

Tahira J. Pyszka Notary Public

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013