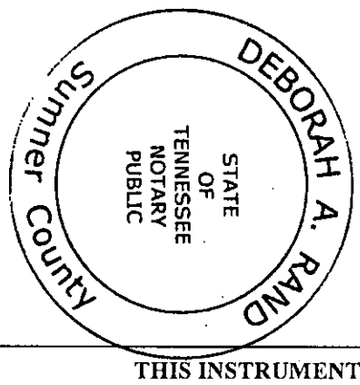
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2011

Notary Public

MY COMMISSION EXPIRES: 12/28/13

(AFFIX SEAL)

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
Robert G. Nemer **Martha L. Nemer**	**Pinnacle National Bank**	**116-2-B-52CO**
(NAME)	(NAME)	
4905 Maymanor Court	**150 3rd Avenue South**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Nashville, TN 37201**	
(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, **Patrick E. Rowan and wife, Adele J. Rowan**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert G. Nemer and Martha L. Nemer, husband and wife**, 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. 57 on the Plan of Hill Place of record in Book 7900, page 913 and in Book 7900, pages 923 through 932 (see page 929), Surveyor's Certificate of Correction of record in Book 10058, page 112, said Register's Office, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Patrick E. Rowan by deed from Michael F. Kipp and spouse, Mary Ann Kipp of record in Book 11475, page 643, Register's Office for Davidson County, Tennessee.

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.

The said Adele J. Rowan, wife of the said Patrick E. Rowan, joins in this conveyance for the purpose of conveying any and all right, title and interest that she may have in subject property.

unimproved ☐

This is improved ☒ property, known as **4905 Maymanor Court, 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 12th day of August, 2011

Patrick E. Rowan

Adele J. Rowan

BILL GARRETT, Davidson County
Trans:T20110050096 DEEDWARR
Recvd: 08/16/11 08:45 2 pgs
Fees:13.00 Taxes:4717.50

20110816-0063004

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 Patrick E. Rowan and wife, Adele J. Rowan, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12TH DAY OF AUGUST, 2011

Commission expires: 7/6/2015





Notary Public