BILL GARRETT, Davidson County
Trans:T20110050406 DEEDWARR
Recvd: 08/17/11 08:45 2 pgs
Fees:13.00 Taxes:678.95
20110817-0063311

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $183,500.00

Affiant

Subscribed and sworn to before me, this 9th day of August, 2011.

Notary Public

My commission expires: 5/18/2012

(Notary Stamp)

SANDRA CALER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Joshua M. Caler **Mary Caler**	**New Owner**	**p/o Map 071, Group 15-0, Parcel 419.00**
1223 Pennock Avenue	1223 Pennock Ave.	
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN 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 ACKNOWLEDGE, WE,

Shawn C. Rohan, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua M. Caler and Mary Caler, 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. 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.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee: Right of Way: Beginning at a point on the North boundary of Parcel 419 of Map 71-15 and at approximate Station 19+54 of Project No. 86-R-5, Douglas Avenue; thence with a curve to the left having a central angle of 90 deg. 19'35" and a radius of 25.00 feet, 39.41 feet along the curve to a point on the right-of-way of Pennock Avenue; thence N 5 deg. 35'16" E, 25.14 feet to a point on the right-of-way of Douglas Avenue; thence S 84 deg. 05'09" E, 25.14 feet to the point of beginning, containing 85.88 square feet.

Being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by Warranty Deed, from Henry L. Davis and wife, Magnolia Davis, of record in Book 8440, page 456, Dated September 10, 1991, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Shawn C. Rohan, by Warranty Deed, from T. Daly, Sr., of record in Instrument No. 20101203-0096596, Dated November 30, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 161, page 129, Register's Office for DAVIDSON County, Tennessee.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Temporary Construction Easement to Metro Davidson County, Tennessee of record in Book 8440, page 456, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1223 Pennock Avenue, Nashville, TN 37206.

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 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/our hand(s) this 9th day of August, 2011.

Shawn C. Rohan

*This property has been used for investment purposes only and has never been the marital residence of the grantor.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Shawn C. Rohan , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of August, 2011.

Notary Public

My Commission Expires: 9/23/13

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: **110458CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027