WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/13 10:35 3 pgs
Fees:18.00 Taxes:518.00
20130430-0042933

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER I GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TI DAY OF APRIL, 2013

Notary Public

MY COMMISSION EXPIRES: . 10/17/16
(AFFIX SEAL)

D. MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Rohan and Libbie Rohan	Same as New Owner	083-04-0-197.00
(NAME)	(NAME)	
1501 Forest Garden Drive		
(ADDRESS)	(ADDRESS)	2013-0308
Brentwood, TN 37027		
(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, Steven D. Hale, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn Rohan and Libbie Rohan, 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 being located in Davidson County, Tennessee, being part of Lot No. 52 on the Plan of Brownsville of record in Book 21, Page 9, Register's Office for Davidson County, TN described as follows:

Beginning at the center of Roseanne Avenue, formerly Division Street, at a point 309.75 feet east of the center line of Johnson Street, thence with the center line of said Avenue, eastwardly 69.75 feet, thence northwardly 390 feet to the southeast corner of the property conveyed to James Griffin and wife by deed from George Steagle and wife of record in Book 1389, page 437, said Register's Office; thence with said Griffin's Southern boundary line westwardly 69.75 feet, thence southwardly 390 feet to the point of beginning.

Being the same property conveyed to Steven D. Hale, by deed from Mark S. Hamilton and wife, Dianne K. Hamilton, of record in Book 11389, page 850, dated March 16, 1999, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2013, a lien not yet due and payable All matters appearing on the Plan of record in Book 21, page 9, said Register's Office.

This property, known as 408 Rosebank Avenue, Nashville, TN 37206

(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/our hand(s) this 29TH DAY OF APRIL, 2013.

Steven D Hale

Steven D. Hale

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven D Hale, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of Apr. 1, 2013.

Notary Public

My Commission Expires: 7-5-16

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Lynn Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson
Personally appeared before me, D. Mackey a notary public for this county and state, [Yvette Lynn Meldrum] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16
Notary' Seal (if on paper)

