BILL GARRETT, Davidson County
Trans:T20130063174 DEEDWARR
Recvd: 07/24/13 14:50 3 pgs
Fees:18.00 Taxes:4162.50
20130724-0076676

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 52738
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Darrin L. Rohr Margaret J. Rohr 206 Lynnwood Blvd. Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 11607005300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,125,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Marc Oman Chambers and Lisa Chambers Adams, Co-Executors under the Last Will and Testament of Merida Oman Chambers,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Darrin L. Rohr and spouse, Margaret J. Rohr** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Tract 1
Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 38 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book No. 421, pages 102 and 103, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Easterly margin of Lynnwood Boulevard 135.2 feet from the intersection of said Lynnwood Boulevard with First Street; thence southerly 135.2 feet along the easterly margin of Lynnwood Boulevard to the northwest corner of Lot 36; thence Easterly at right angles along the dividing line between Lot Nos. 36 and 38, 200 feet to a point in the west line of Lot No. 37; thence northerly 74 feet and 4 ½ inches along the dividing line between lots Nos. 38 and 38 to a point 74 feet and 4 ½ inches south of the southerly margin of First Street; thence to the beginning point.

Tract II
Land in Davidson County, Tennessee, being the northerly part of Lot No. 37 on the Plan of Royal Oaks Land Company's subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described as follows:

Beginning at the southwest intersection of Dupont Avenue and First Street, being the northeast corner of said Lot No. 37; thence with the margin of Dupont Avenue southwardly 27.4 feet to the northeast corner of a part of said lot conveyed to Norman G. Griswold and wife, by deed from Royal Oaks Land Company of record in Book 529, page 254, said Register's Office; thence with Griswold's north line westwardly 200 feet to the line between Lot Nos. 36, 38 and 37; thence with the line between Lot Nos. 37 and 38 northwardly 148 feet 9 inches to the southerly margin of First Street; thence with the margin of the same southeastwardly 234 ½ feet to the point of beginning.

Being the same property conveyed to Merida Oman Chambers by Warranty Deed from George E. Hetzel, Jr., unmarried, dated April 16, 1990 and recorded on April 16, 1990 of record in Book 8088, page 499, Register's Office for Davidson County, Tennessee. The said Merida Oman Chambers has since died. The Last Will and Testament of Merida Oman Chambers of record in Docket No. 13P51 in the Seventh Circuit for Davidson County, Tennessee, Probate Division, appointed Marc Oman Chambers and Lisa Chambers Adams as Co-Executors.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2013, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 421 Pages 102 and 103, said Register's Office. Easement for water mains to the Belle Meade Company of record in Book 613, page 404, said Register's Office.

This is improved property, known as: 206 Lynnwood Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of July, 2013.

Marc Oman Chambers, Co-Executor **Lisa Chambers Adams, Co-Executor**

State of NORTH CAROLINA
County of DURHAM

On this 23rd day of July, 2013, before me the undersigned authority, personally appeared Marc Oman Chambers, Co-Executor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 8/19/14

Notary

DIANE J. CLARK
NOTARY PUBLIC
WAKE COUNTY, N.C.
My Commission Expires 8/19/14

State of TENNESSEE
County of DAVIDSON

On this 24th day of July, 2013, before me the undersigned authority, personally appeared Lisa Chambers Adams, Co-Executor, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $1,125,000.00

Affiant

Sworn and subscribed before me this the 24th day of July, 2013

Notary Public

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015