BILL GARRETT, Davidson County
Trans:T20130076232 DEEDWARR
Recvd: 09/04/13 09:37 2 pgs
Fees:12.00 Taxes:1239.50

20130904-0092926

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **28th** day of **August, 2013** Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Hoehn and Catherine Rolen	FirstBank	082-13-0-030.00
(NAME)	(NAME)	
913 Phillips Street	2301 21st Avenue South Suite 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN, 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Michelle Marie Carter, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Richard Hoehn and Catherine Rolen, 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:

A certain Tract or Parcel of land located in Davidson County, Tennessee, described as follows:

Being part of Lot No. 183 in McNairy's Mansion House Tract, described as follows:

Beginning on the Southerly side of Haslam Street about 208 feet Westerly from the Westerly margin of Ninth Avenue North, formerly McLemore Street, being John W. Coffer's Northwest corner; thence with his Westerly line, Southerly 129 feet to the Northerly margin of an alley; thence, with said alley, Westerly 25 feet; thence Northerly parallel with the first line 129 feet to the Southerly margin of Haslam Street; thence, with the Southerly margin of said street, Easterly 25 feet to the beginning.

BEING the same property conveyed to Michelle Marie Carter, unmarried by Warranty Deed from Mark Driver, unmarried dated October 15, 2010, of record in Instrument No. 20101025-0085316, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 913 Phillips Street, Nashville, TN 37208

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, has 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 **28th** day of **August, 2013**

Michelle Marie Carter

Michelle Marie Carter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Michelle Marie Carter**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **28th** day of **August, 2013**

Notary Public

My commission expires: 08-23-2016

