BILL GARRETT, Davidson County
Trans:T20130083310 DEEDWARR
Recvd: 09/26/13 12:31 2 pgs
Fees:13.00 Taxes:841.75
20130926-0101164

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
James Bradley Mercer
419 Blackman Road
Nashville, Tennessee 37211

SEND TAX BILL TO:
Owner

MORTGAGEE:
Franklin American Mtg. Co.
501 Corporate Centre Dr. Suite 400
Franklin, TN 37067

MAP 146-8
GROUP
PARCEL 58

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Daniel T. Rohling and wife, Karen B. Rohling,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **James Bradley Mercer and Chelsea Kate Mercer, 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. 299 on the Plan of Section Five Crieve Hall Estates Subdivision, of record in Book 2133, page 91, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Daniel T. Rohling and wife, Karen B. Rohling by deed dated from Richard C. Ritscher and wife, Betty Ann Ritscher, recorded June 6, 2002 of record in Instrument No. 20020606-0068628, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises. This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **419 Blackman Road, Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and

assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **24th** day of **September, 2013.**

Daniel T. Rohling

Karen B. Rohling

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Daniel T. Rohling and wife, Karen B. Rohling**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 24th day of September, 2013.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $227,500.00.

AFFIANT

Subscribed and sworn to before me on this 24th day of September, 2013.

NOTARY PUBLIC

My Commission Expires: January 11, 2017