File Box 8

BILL GARRETT, Davidson County
Trans:T20130087545 DEEDWARR
Recvd: 10/09/13 14:50 2 pgs
Fees:13.00 Taxes:702.63
20131009-0106197

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref(_____) Title No: 52901
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael F. Rohling, Jr. Samantha N. Rohling 603 Comet Dr. Nashville, TN 37209	Firstbank 3500 Blue Lake Dr. Birmingham, AL 35243

TAX MAP-PARCEL NUMBERS: 102-3-22.00
102-3-22.00000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$189,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pond Creek Limited Partnership**, a Tennessee limited partnership, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael F. Rohling, Jr. and wife, Samantha N. Rohling** 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:**

Land in Davidson County, Tennessee, being Lot No. 1064 on the Plan of Charlotte Park, Section 14, of record in Book 3300, Pages 29 and 30, Register's Office for said County.

Said Lot 1064 fronts 106.4 feet on the westerly margin of Comet Drive and extends back 144.4 feet on the northerly line and 117.6 feet on the southerly line to an irregular line in the rear, measuring 643 feet thereon.

Being the same property conveyed to Pond Creek Limited Partnership by deed from Yvonne M. Gray and Lisa Gray Cronis, dated September 14, 2007, recorded September 18, 2007 in Instrument No. 20070918-0111443, Register's Office for Davidson County, Tennessee.

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; The Plan, with Owner's Certificate, of record in Book 3300 Pages 29 and 30, said Register's Office, which Plan shows a 30foot minimum building setback line from Comet Drive and a 10 foot easement for public utility purposes along the rear line of said lot and a 2.5 X 25 foot utility anchor easement located on the southwesterly rear corner of said lot..

This is improved property, known as: 603 Comet Drive, Nashville, Tennessee 37209

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 8th day of October, 2013.

Pond Creek Limited Partnership

By: William E. Pickney
William E. Pickney, General Partner

State of TENNESSEE
County of DAVIDSON

Before me, the undersigned, personally appeared William E. Pickney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as General Partner (or other officer authorized to execute this instrument) of **Pond Creek Limited Partnership**, the within named bargainor, a limited partnership, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited partnership as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 8th day of October, 2013.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Diane K. Mann
Notary Public

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: $189,900.00 10/8/13

Affiant

Sworn and subscribed before me this the 8th day of October, 2013.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Diane K. Mann
Notary Public