BILL GARRETT, Davidson County
Trans:T20130096664 DEEDWARR
Recvd: 11/13/13 10:53 2 pgs
Fees:13.00 Taxes:1068.01
20131113-0117181

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $288,650.00.

Affiant

Subscribed and sworn to before me, this .

Tracey Perry
Notary Public

My commission expires: 3-3-15

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
John P. Rodak and Bridget B. Stover-Rodak	**New Owner**	**Map\Parcel: 08108040000**
707 Buchanan Street		
Nashville, TN		

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 ACKNOWLEDGE, WE,

Alan Watt and wife, Sandra Watt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John P. Rodak and wife, Bridget B. Stover-Rodak

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 the rear or westerly 40 feet on Lot Nos. 246 and 248 on the Plan of North Nashville Real Estate Companys Plan of Lots, as record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of Lot Nos. 246 and 248 front 40 feet on the southerly side of Buchanan formerly Carroll Street and runs back with the easterly margin of an alley 100 feet to the northerly lineof Lot No. 244.Being the same property conveyed to Alan Watt and wife, Sandra Watt by Deed from Acklen Property Group, LLC of record in Instrument No. 20121128-0109257, Register's Office for Davidson County, Tennessee, dated November 19, 2012 and recorded on November 28, 2012.

Being the same property conveyed to Acklen Property Group by Deed from Equity Trust Company, Custodian f/b/o Edward W. Meek, IRA of record in Instrument No. 20121128-0109256, Register's Office Davidson County, Tennessee, dated November 19, 2012 and recorded November 28, 2012.

Being the same property conveyed to Equity Trust Company, Custodian fbo Edward W. Meek, IRA by Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20121008-0092080, Register's Office Davidson County, Tennessee, dated July 19, 2012 and recorded October 08, 2012.

Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee by Final Decree Confirming Sale to The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 10640, Page 853, dated September 19, 1997 and recorded October 09, 1997.

707 Buchanan Street, Nashville TN

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (**X**) unimproved ( ) property known as 707 Buchanan Street Nashville, TN .

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 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 .

Alan Watt
Alan Watt

Sandra Watt
Sandra Watt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Alan Watt and Sandra Watt the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this .

My Commission Expires: 12/11/16

Michelle Glass
Notary Public

MICHELLE S GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016

File #: **413060MG**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027