BILL GARRETT, Davidson County
Trans:T20140015775 DEEDWARR
Recvd: 03/07/14 13:40 2 pgs
Fees:13.00 Taxes:1424.50
20140307-0019434

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $385,000.00. Affiant Subscribed and sworn to before me, this the 25th day of February, 2014. Notary Public My commission expires: 6/15/14

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jessica Tichenor & Daniel A. Tichenor	Mortgage Investors Group	083040B00200CO
408-C Rosebank Ave., Unit D	8320 East Walker Springs, Suite 200	
Nashville, TN 37206	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I /WE, **SHAWN ROHAN, A MARRIED MAN**,* HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL A. TICHENOR AND JESSICA TICHENOR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. D of The Plan of Homes at Brownsville a Horizontal Property Regime as shown on Exhibit "B" of Homes at Brownsville, of record in Instrument No. 20130417-0038275, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete a more accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record in Instrument Number 20130417-0038275, Register's Office for Davidson County, Tennessee. Also incorporated herein are the amended By-Laws of record in Instrument Number 20130417-0038275, Register's Office for Davidson County, Tennessee.

Together with that Easement Agreement for Ingress/Egress filed of record in Instrument No. 20140307-0019433, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Shawn Rohan by Deed from T. Larry Edmondson, as Trustee for Andrew Jackson Harrison a/k/a Drew Jackson Harrison and Ronda Lee Harrison f/k/a Ronda L. Perry of record at Instrument No. 20130314-0025710, Register's Office for Davidson County, Tennessee, dated 3/7/2013 and recorded on 3/14/2013.

* *Neither Grantor nor Grantor's spouse, Libbie K. Rohan, ever resided in the above-described improved real property.*

Being part of the same property conveyed to Ronda L. Perry and husband, Drew Jackson Harrison, by deed from Johnny Johnson, Jr., unmarried, of record as Instrument No. 20060621-0074295, as re-recorded as Instrument No. 200606220074807, dated June 21, 2006, said Register's Office. The said Ronda L. Perry and Drew Jackson Harrison have since married and the said Ronda L. Perry is now known as Ronda Lee Harrison. The said Drew Jackson Harrison, a/k/a Andrew Jackson Harrison, and Ronda Lee Harrison filed for protection under Chapter 7 of the United States Bankruptcy Code on August 2, 2011, in the United States Bankruptcy Court for the Middle District of Tennessee at Nashville, Case No, 3:11-07650 T, Larry Edmondson was appointed Chapter 7 Trustee in said Bankruptcy Case

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 408-C Rosebank Ave., Unit D, Nashville, TN 37206.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 25th day of February, 2014.

Shawn Rohan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shawn Rohan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 25th day of February, 2014.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

Return to:
Foundation Title and Escrow, LLC.
2572 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122