BILL GARRETT, Davidson County
Trans:T20140032904 DEEDWARR
Recvd: 05/12/14 16:08 2 pgs
Fees:13.00 Taxes:950.90
20140512-0040659

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
TN BPR # 11639
615.414.1368 fax 615.915.4964
brianpaynelaw@comcast.net

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $257,000.00.

Sonia P. Rohr, Affiant

Subscribed and sworn to before me, this 12th day of May, 2014.

Brian Lavoy Payne, Notary Public
My commission expires: 11/23/14

BRIAN LAVOY PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Sonia P. Rohr<br>735 Harpeth Bend Drive<br>Nashville, TN 37221 | New Owner | 156-02-0045.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rachel B. Allensworth and spouse, Robert B. Allensworth, III,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to**, Sonia P. Rohr, unmarried**, hereinafter called the Grantee, his successors 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. 375 on the Plan of Harpeth Valley Park, Section 3, of record in Book 4175, Page 15, said Register's Office to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Rachel B. Allensworth and spouse, Robert B. Allensworth, III, by warranty deed Norton R. Smith, III, unmarried, of record in Instrument No. 20030610-0079977, Register's Office for Davidson County, Tennessee.

This is improved property known as 735 Harpeth Bend Drive, Tennessee 37221.

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, her heirs, successors and assigns, forever. Grantor covenants with Grantees 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 does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 12th day of May, 2014.

Rachel B. Allensworth

Robert B. Allensworth, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rachel B. Allensworth and Robert B. Allensworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee this 12th day of May, 2014.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/23/14

