THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20140043557 DEEDWARR
Recvd: 06/19/14 13:42 2 pgs
Fees:13.00 Taxes:166.50
20140619-0053699

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***45,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me this 15th day of June, 2014.

Notary Public

My Commission Expires: _____

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Rohan Properties, LLC 1501 Forest Garden Drive Brentwood, Tennessee 37027	Rohan Properties, LLC 1501 Forest Garden Drive Brentwood, Tennessee 37027	MAP 081-10-0 PARCEL 281.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty Five Thousand and 00/100 Dollars ($***45,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Rogers T. Martin, Jr., Andrew K. Martin, Alvarez M. Martin, Sandra Griffey and Vivian Y. Frierson (hereinafter called the "GRANTORS"), have bargained and sold, and by these presents do transfer and convey unto Rohan Properties, LLC, a Tennessee limited liability company, hereinafter called the "GRANTEE"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 342 on J.M.T.J. and G.W. Hardings Plan of record in Book 21, Page 80, the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Rogers T. Martin and wife, Minnie B. Martin, by Installment Deed dated January 10, 1955, from Dodson Batson and wife, Emma Batson, of record in Book 2338, page 496, Register's Office for Davidson County, Tennessee; the said Minnie B. Martin having since died on May 23, 1982, and Rogers T. Martin having since died testate on August 23, 2008, and by his Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Case No. 08P1427, having devised subject property to Rogers T. Martin, Jr., Andrew K. Martin, Alvarez M. Martin, Sandra Griffey and Vivian Y. Frierson. For a copy of said Last Will and Testament see Instrument No. 20081110-0111345 in the Register's Office for Davidson County, Tennessee

This is improved property known as 1710 23rd Avenue, North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEE, its successors and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEE 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantee herein.

2. Matters, if any, shown on J.M.T.J. and G.W. Hardings Plan of record in Book 21, page 80, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 13 day of June, 2014.

Rogers T. Martin, Jr.

Andrew K. Martin

Alvarez M. Martin

Sandra Griffey

Vivian Y. Frierson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rogers T. Martin, Jr., Andrew K. Martin, Alvarez M. Martin, Sandra Griffey and Vivian Y. Frierson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of June, 2014.

Notary Public

My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY