THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

BILL GARRETT, Davidson County
Trans:T20150002315 DEEDQC
Recvd: 01/09/15 15:45 2 pgs
Fees:12.00 Taxes:0.00
20150109-0002701

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Rohan Properties, LLC 1501 Forest Garden Dr. Brentwood, TN 37027	New Owner	06115028000

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Shawn Rohan, Married***, by these presents do hereby quitclaim and convey unto **Rohan Properties, LLC, A Tennessee Limited Liability Company,** its heirs, successors and assigns, all his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 88 and the easterly 40 feet of Lot 87 on the Plan of M.N. Young's Inglewood Annex of record in Plat Book 547, Page 197, in 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 James E. Bowman and wife, Wanda Bowman by Warranty deed from Will Hart Cantrell and wife, Earlana W. Cantrell of record in Book 5080, page 446, Register's Office for Davidson County, Tennessee, dated October 15, 1976 and recorded on October 21, 1976.

Wanda and James Bowman were divorced, Final Decree recorded at Book 7417, Page 936.

Being the same property conveyed to Faye Coles and husband William Coles, wife and husband by Warranty Deed from Wanda Faye Davenport, f/n/a Wanda Faye Bowman, Married of record in Instrument No. 20140929-0089526 Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on September 29, 2014.
Also, see Instrument # 20150109-0002699
** Neither Grantor nor Grantor's spouse ever resided in the above-described real property.*

This is improved property also known as 1307 Newman Avenue, Nashville, TN 37216.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
9th day of January, 2015.

Carmen Coats
Affiant

J. Brandon Miller
Notary Public

My commission expires:
(Affix Seal)

7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 9th day of January, 2015.

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 9th day of January, 2015.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018