This instrument prepared by and after recording return to:

Ally Title
310 Billingsly Court
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20150091084 DEEDWARR
Recvd: 10/26/15 15:21 2 pgs
Fees:13.00 Taxes:740.00
20151026-0108812

WARRANTY DEED

****

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
TM Investment, LLC	**same as new onwer**	**08108020700**
231 Largo Dr.		
Nashville, TN 37211		

****

That **Dorothy J. Rowland by her conservator Latoya Bomar, pursuant to Order Approving Sale Of Real Property entered of record on October 16, 2015 in the Seventh Circuit Court For Davidson County, Tennessee (Probate Division), Docket No.14P1971** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **TM Investment, LLC** (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in **Davidson County, Tennessee**, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being part of Lots No. 441 and 443 on the Map of North Nashville Real Estate Company's Plan of record in Plat Book 21, Page 105, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 441 and 443 front together a total of 152.53 feet along the Easterly margin of Coffee Street and 7th Avenue North, formerly Vine Street, and runs back between parallel lines to a point of intersection a total of 88.84 feet on the Northeasterly line and a total of 121.92 feet on the Southeasterly line.

Being the same property conveyed to William A. Roland and wife, Dorothy J. Roland by Warranty deed from Administrator of Veteran's Affairs of record in Book 4939, page 747, Register's Office for Davidson County, Tennessee, dated July 29, 1975 and recorded on August 8, 1975.

William A. Roland having since died intestate on December 25, 2011, leaving wife Dorothy J. Roland as the surviving tenant by the entirety.

This is improved property known as: 1820 7th Ave N, Nashville, TN 37208.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantees, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for himself and his heirs, successors and assigns covenant with the Grantees that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantees shall have quiet possession of the Property; and the Grantor does hereby bind himself, his successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of this, the 22d day of **October, 2015.**

Dorothy J Roland by her Conservator
Latoja Bomar Latoja Bomar

Dorothy J. Rowland by her conservator
Latoya Bomar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, **Latoya Bomar**, consrvator of the property of **Dorothy J. Rowland**, incompetent, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal on this 22d day of **October, 2015.**

Notary Public

Commission Expires: 1-8-2019

AMANDA JOLLIFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of TENNESSEE

County of DAVIDSON

The actual consideration or value for this property (whichever is greater) is **$200,000.00**.

Sworn to and subscribed before me this 22ND day of **October, 2015.**

Affiant

Notary Public

My Commission Expires: 8-23-2016

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