BILL GARRETT, Davidson County
Trans:T20150106380 DEEDWARR
Recvd: 12/16/15 15:37 2 pgs
Fees:13.00 Taxes:1716.80

20151216-0126670

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $464,000.00. Affiant Subscribed and sworn to before me, this the 14th day of December, 2015. Notary Public My commission expires: 7-2-2018

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:
Ryan P. Davis	The Huntington National Bank	
507 South 14th Street	7575 Huntington Park Drive	083-13-0-360.00
Nashville, TN 37206	Columbus, OH 43235	

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, **ROHAN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN P. DAVIS, UNMARRIED**, 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 Lot No. 29 on the Plan of Revised Plan of Shelby Village No. One of record in Plat Book 1835, Page 63, 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 Ronald K. Nevin, trustee and further conveyed to George E. Johnson by Quitclaim deed from Alice Holder of record in Book 8459, page 360, Register's Office for Davidson County, Tennessee, dated August 21, 1991 and recorded on October 7, 1991.

Being the same property conveyed to Andy Maloney, as Trustee of the 507 South 14th Street Trust by Warranty deed from George E. Johnson of record in Instrument No. 20140506-0038485 Register's Office for Davidson County, Tennessee, dated May 2, 2014 and recorded on May 6, 2014.

Being the same property conveyed to Cumberland Homes, Inc. by Warranty deed from Andy Maloney, as Trustee for the 507 South 14th Street Trust of record in Instrument No. 20140624-0055161 Register's Office for Davidson County, Tennessee, dated June 24, 2014 and recorded on June 24, 2014.

Being the same property conveyed to Regal Homes, Co. a Tennessee Corporation by Quitclaim deed from Cumberland Homes Inc NKA Cumberland Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150106-0001185 Register's Office for Davidson County, Tennessee, dated January 6, 2015 and recorded on January 6, 2015.

Being the same property conveyed to Rohan Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Regal Homes, Co. a Tennessee Corporation of record in Instrument No. 20150108-0002302 Register's Office for Davidson County, Tennessee, dated January 07, 2015 and recorded on January 08, 2015.

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 507 South 14th Street, 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 14th day of December, 2015.

Rohan Properties, LLC, a Tennessee Limited Liability Company

By:_____
Name: Jonathan Jones
Title: Authorized Representative

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 Jonathan Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Representative of Rohan Properties, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of December, 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