STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December, 2015.

Notary Public
MY COMMISSION EXPIRES: 8-23-2016
File No. G15-3407D

BILL GARRETT, Davidson County
Trans:T20150108786 DEEDWARR
Recvd: 12/28/15 09:25 2 pgs
Fees:13.00 Taxes:832.50
20151228-0129598

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rohan Properties, LLC (NAME)	SAME (NAME)	72-3-77
1501 Forest Garden Drive (STREET ADDRESS)	(STREET ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Donald B. Smith, Jr., Conald Janeil Harris and Rebecca Ann Bradley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rohan Properties, LLC**, HEREINAFTER CALLED THE GRANTEES, 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 the west one-half Lot No. 246 on the plan of INGLEWOOD PLACE, as shown by plat of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

Said part of lot fronts 50 feet on the southerly side of Stratford Avenue and runs back between parallel lines 205 feet to a dead line.

BEING the same property conveyed to Donald B. Smith, unmarried from Conald Janiel Smith Harris, married, by Quit Claim Deed dated December 27, 2013, as Instrument No. 20131227-0130286, in the Register's Office for Davidson County, Tennessee. The said Donald B. Smith having since died intestate April 27, 2015 leaving Conald Janeil Harris, Rebecca Ann Bradley and Donald B. Smith, Jr. has his only heirs at law. See also Affidavit of Heirship of record in Instrument No. 20151228-0129595, said Register's Office.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 332, page 101, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

The signature of Donald B. Smith, Jr. is signed by his duly appointed Attorney-in-fact, Rebecca Ann Bradley, pursuant to the Power of Attorney recorded in ~~Book~~ _____*_____, ~~page~~ _____, said Register's Office.

* Instrument # 20151228-0129596

The signature of Conald Janeil Harris is signed by her duly appointed Attorney-in-fact, Rebecca Ann Bradley, pursuant to the Power of Attorney recorded in ~~Book~~ — * , ~~page~~ — , said Register's Office. Instrument # 20151228-0129597

This is improved property, known as 1310 Stratford Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my/our hand(s) this 18th day of December, 2015.

Donald B. Smith Jr by Rebecca Ann Bradley Atty in fact
Donald B. Smith Jr. by Rebecca Ann Bradley, Attorney-in-Fact

December 18, 2015
Date

Conald Janeil Harris by Rebecca Ann Bradley Atty in fact
Conald Janeil Harris by Rebecca Ann Bradley, Attorney-in-Fact

December 18, 2015
Date

Rebecca Ann Bradley
Rebecca Ann Bradley

December 18, 2015
Date

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 Rebecca Ann Bradley, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of December, 2015.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES 8-21-18

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Rebecca Ann Bradley, Attorney-in-Fact for Donald B. Smith, Jr. and Conald Janeil Harris, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged she is the Attorney-in-Fact of the makers or constituent of the makers, and is authorized by the makers or by constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 18th day of December, 2015.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066