BILL GARRETT, Davidson County
Trans:T20160028172 DEEDWARRSP
Recvd: 04/07/16 09:01 3 pgs
Fees:18.00 Taxes:1110.00
20160407-0033242

**THIS INSTRUMENT PREPARED BY:**
**Hugh W. Entrekin**
**TUNE, ENTREKIN & WHITE, P.C.**
Suite 1700, UBS Center
315 Deaderick Street
Nashville, Tennessee 37238
615) 244-2770

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me, this 4th day of April, 2016.

NOTARY PUBLIC

My Commission Expires: _____

SHARI A THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires March 7 2017

**Address New Owners as Follows:**
Robin M. Rains
2455 Old Hickory Blvd
Nashville, TN 37221

**Send Tax Bills To:**
SAME

**Map-Parcel Number:**
Map 144
p/o Parcel 61

## SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

**Rowland Investments,** a Tennessee general partnership composed of Jane S. Rowland and J. William Rowland, III ("Grantor") does hereby bargain, sell, transfer and convey unto **Robin Melissa Rains**("Grantee") her successors and assigns, property located in Nashville, Davidson County, Tennessee and more particularly described as follows:

**BEING Lot 1 on Final Plat The Rowland Investment Subdivision recorded at Instrument 201603310030525, Register's Office for Davidson County, TN.**

Being part of the same property conveyed to Rowland Investments by deed from Rowland Investments LP of record as Instrument Number 200004260041163, said Register's Office.

This is unimproved property known as part of 5912 HILLSBORO PIKE NASHVILLE, TN 37215.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **Robin Melissa Rains**, her successors and assigns, forever.

AND **Grantor** does hereby covenant with the said **Robin Melissa Rains** that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered except for (i) easement contained in deed of record in Book 9381, Page 345, Register's Office for Davidson County, (ii) Declaration of Access Easement, Restrictive Covenants,

and Modification to Existing Easement of record in Instrument Number 20160405-0032718, said Register's Office, (iii) any existing easements and any matters an accurate boundary survey would show, and (iv) current years taxes which will be paid by Grantor. Grantor is also responsible for roll back taxes and will pay same before they are delinquent.

AND Grantor does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to the said **Robin Melissa Rains**, her successors and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 4th day of April, 2016.

**ROWLAND INVESTMENTS**

By: _____
JANE S. ROWLAND, PARTNER

By: _____
J. WILLIAM ROWLAND, III, PARTNER
(aka Joseph W. Rowland, III)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JANE S. ROWLAND and J. WILLIAM ROWLAND, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they are s the partners of **Rowland Investments**, a Tennessee general partnership, the bargainor, and acknowledged that they as such partners, being authorized so to do, executed the foregoing instrument by signing the name of **Rowland Investments**, by themselves as partners.

Witness my hand and seal this 4th day of April, 2016.

_____
Notary Public

My Commission Expires: 7-8-19

HUGH W. ENTREKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2019