| Davidson County | DEEDWARR |
|---|---|
| Recvd: 04/25/16 09:40 | 3 pgs |
| Fees:18.00 Taxes:704.85 | |
| **20160425-0039729** | |

# Warranty Deed

| | |
|---|---|
| Heather Lee State of Tennessee Notary Public Rutherford Co. Expires 6-18-17 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $190,500.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 22nd day of April, 2016.<br><br>Heather Lee<br>Notary Public<br><br>My commission expires: 6-18-17 |

**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: |
|---|---|---|
| Joy D. Lewis | Franklin American Mortgage Company | |
| 2935 Hillhurst Drive | 6100 Tower Circle #600 | 060-07-0-126.00 |
| Nashville, TN 37207 | Franklin, TN 37067 | |

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 **JOY D. LEWIS, A SINGLE WOMAN**, 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. 27 on the Plan of Section 3, Hillhurst Acres of record in Plat Book 2331, Page 86, 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 Charles Waller and Tekela Waller, husband and wife by Warranty deed from Jacqueline I. Hollingsworth of record in Instrument No. 20090827-0080716 Register's Office for Davidson County, Tennessee, dated August 21, 2009 and recorded on August 27, 2009.

Being the same property conveyed to Secretary of Veterans Affairs by Substitute Trustee's deed from Shapiro & Ingle, LLP, as Substitute Trustee of record in Instrument No. 20150416-0033611 Register's Office for Davidson County, Tennessee, dated April 15, 2015 and recorded on April 16, 2015.

Being the same property conveyed to Rohan Properties, LLC, a Tennessee limited liability company by Special Warranty deed from The Secretary of Veterans Affairs of record in Instrument No. 20160203-0010683 Register's Office for Davidson County, Tennessee, dated January 26, 2016 and recorded on February 03, 2016.

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 2935 Hillhurst Drive, Nashville, TN 37207.

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 22nd day of April, 2016.

***Rohan Properties, LLC, a Tennessee Limited Liability Company***

Shawn Rohan, Sole Member

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 himself to be the Sole Member 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 22nd day of April, 2016.

Notary Public

My Commission Expires: 7-2-18

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

Return To: 16002768
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

# True Copy Certification

I, Nikki McKinney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

