Warranty Deed

BILL GARRETT, Davidson County Trans:T20160047817 DEEDWARR Recvd: 06/07/16 09:16 2 pgs Fees:13.00 Taxes:1698.30 20160607-0057160	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $459,000.00. Affiant Subscribed and sworn to before me, this the 1st day of June, 2016. Notary Public My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Marsha Brown Melanie Smith	new owner	
1307 Newman Avenue		061-15-0-280.00
Nashville, TN 37216		

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 **MARSHA BROWN AND MELANIE SMITH, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, 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. 88 and the Easterly 40 feet of Lot 87 on the Plan of M. N. Young's Inglewood Annex of record in Plat Book 547, Page 197, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 88 and Easterly 40 feet of Lot 87 front together 90 feet on the Northerly margin of Newman Avenue and extends back 129.8 feet on the Easterly line, to a dead line in the rear, on which it measures 90.1 feet.

Being the same property conveyed to James E. Bowman and wife, Wanda Bowman by Warranty deed from Will Hart Cantrell and wife, Earlana W. Cantrell of record in Book 5080, page 446, Register's Office for Davidson County, Tennessee, dated October 15, 1976 and recorded on October 21, 1976. Wanda and James Bowman were divorced, Final Decree recorded at Book 7417, Page 936.

Being the same property conveyed to Faye Coles and husband William Coles, wife and husband by Warranty deed from Wanda Faye Davenport, f/n/a Wanda Faye Bowman, married of record in Instrument No. 20140929-0089526 Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on September 29, 2014.

Being the same property conveyed to Shawn Rohan, married by Warranty deed from Faye Coles and husband William Coles of record in Instrument No. 20150109-0002699 Register's Office for Davidson County, Tennessee, dated January 09, 2015 and recorded on January 09, 2015.

Being the same property conveyed to Rohan Properties, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Shawn Rohan, married of record in Instrument No. 20150109-0002701 Register's Office for Davidson County, Tennessee, dated January 09, 2015 and recorded on January 09, 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 1307 Newman 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 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 1st day of June, 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 1st day of June, 2016.

Notary Public

My Commission Expires: 7-2-2018

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