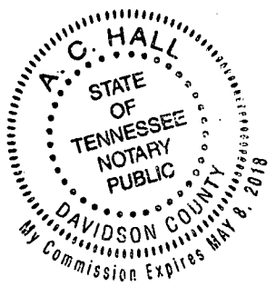
BILL GARRETT, Davidson County
Trans:T20170022553 DEEDWARR
Recvd: 03/16/17 13:06 2 pgs
Fees:13.00 Taxes:1624.30
20170316-0025857

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $439,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of March, 2017.

Notary Public

My commission expires: 5/05/18

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:
Erik Mericle Denise Mericle	Ath Bank	
1310 Stratford Avenue	1000 Technology Dr.	072-03-0-077.00
Nashville, TN 37216	O'Fallon, MO 63368	

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 **ERIK MERICLE AND DENISE MERICLE, HUSBAND AND WIFE**, 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. West One-Half of Lot No. 246 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, 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 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 by Quitclaim deed from Conald Janiel Smith Harris, married of record in Instrument No. 20131227-0130286 Register's Office for Davidson County, Tennessee, dated December 27, 2013 and recorded on December 27, 2013.

The said Donald B. Smith died 04/27/2015 and leaving as his heirs-at-law Donald B. Smith, Jr., Conald Janeil Smith Harris, and Rebecca Ann Bradley. See Case No. 15P-1182 in the Circuit Court for Davidson County, Tennessee (Probate Division).

Being the same property conveyed to Rohan Properties, LLC by Warranty deed from Donald B. Smith, Jr., Conald Janeil Harris and Rebecca Ann Bradley of record in Instrument No. 20151228-0129598 Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on December 28, 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 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 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 10th day of March, 2017.

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/herself to be the Sole Member of Rohan Properties, LLC, a Tennessee Limited Liability Company, and that he/she, 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 10th day of March, 2017.

Meredith Malloy
Notary Public

My Commission Expires:

