BILL GARRETT, Davidson County
Trans:T20170047136 DEEDWARR
Recvd: 06/02/17 15:38 2 pgs
Fees:13.00 Taxes:388.50
20170602-0055417

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of May, 2017, by and between Irene Malone Jones, an unmarried woman, party of the first part, and Rohan Properties, LLC, a Tennessee Limited Liability Company, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being the northwest part of Lot No. 18 on the Plan of Alpine Terrace; as of record in Book 421, Page 131, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Lincoln Street, the common corner of Lots Nos. 17 and 18; thence with the line between said lots, northerly 150 feet to an iron pin in the southerly margin of Hale Street; thence easterly with said margin of said street 77.7 feet to an iron pin; thence leaving said street 65 feet in a southeasterly direction to an iron pin; thence S 31 deg. 5' west 160.5 feet to an iron pin in the northerly margin of Lincoln Street; hence with said margin of said street, westerly 73 feet to the point of beginning.

Being all or part of the same property conveyed to Irene Malone Jones by virtue of that certain Quit Claim Deed dated April 10, 2002, and being of record at Instrument No. 20020430-0053186 in the Register's Office of Davidson County, Tennessee.

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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 421, Page 131 in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Irene Malone Jones

Irene Malone Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Irene Malone Jones, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of May, 2017.

Jacqueline G Brown

Notary Public

My Commission Expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Rohan Properties, LLC,

1501 Forest Garden Drive, Brentwood, TN 37027

Tax Parcel No 07009000400

Property Address: 3210 Lincoln Ave
Nashville, TN 37218

MAIL TAX BILLS TO: owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is ~~$116,600.00~~ $105,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of May, 2017.

Notary Public

My Commission Expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020