This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Bill Garrett Davidson County
Batch# 2770 DEEDWARR
09/20/2017 04:08:22 PM 2 pgs
Fees: $13.00 Taxes: $432.90
20170920-0096602

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rohan Properties, LLC 1501 Forest Garden Drive Brentwood, TN 37027	Rohan Properties, LLC 1501 Forest Garden Drive Brentwood, TN 37027	043060-341.00

THIS INDENTURE, made this 18th day of September, 2017 between

Linda W. Raymond and Anita M. Wiseman,
heirs to the Estate of Mattie Lois Winsett, deceased
of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Rohan Properties, LLC

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Fairview Heights as of record in Book 4660, Page 180, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mattie L Winsett, unmarried by Warranty Deed dated 11/28/88 from Lynn Buchanan Trask of record in Book 7713, Page 45, said Register's Office for Davidson County, Tennessee. Mattie L. Winsett now being deceased, having died on 2/18/17 leaving her daughters, Linda W. Raymond and Anita M. Wiseman as her sole heirs.

This is (X) improved ( ) unimproved property known as: 613 Farview Drive, Madison TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2017 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and

that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Linda W. Raymond

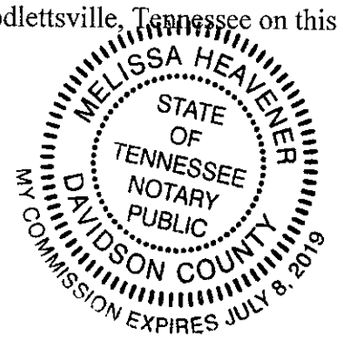
Anita M. Wiseman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Linda W. Raymond and Anita M. Wiseman, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 18th day of September, 2017.

Notary Public



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $117,000.00.

Affiant

Sworn to and subscribed before me, this 18th day of September, 2017.

Notary Public

