WARRANTY DEED

Bill Garrett Davidson County
Batch# 13551 DEEDWARR
10/13/2017 04:11:39 PM 2 pgs
Fees: $13.00 Taxes: $1,198.80

20171013-0105415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,000.00

Mark J Rohling by Cleary Teresa Rohling, POA

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October 2017.

Deanie L. Gregory

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WGH Properties, LLC	New Owner	11805013300
(NAME)	(NAME)	
4708 Benton Smith Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Mark J. Rohling, an unmarried man, by and through his Attorney-in-Fact, Cleary Teresa Rohling, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WGH PROPERTIES, LLC, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN 7TH, FORMERLY THE 10TH, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, being part of the L. G. Noel Lands and shown on the Plan of Battlefield Estates, Section No. 1 of record in Book 843, Pages 96 and 97, Register's Office for Davidson County, Tennessee, and being described as follows:

Beginning at a point in the southeasterly intersection between Lealand Lane and East Clayton Avenue; thence North 47 degrees 10 minutes East with the southern line of East Clayton. Avenue, 133.5 feet to an old iron pin in the western boundary of a lot conveyed to Mrs. Mary Linda Cooper by deed from the Nashville Trust Company of record in Book 962, Page 582, Register's Office for Davidson County, Tennessee; thence South 18 degrees 20 minutes East with said boundary line, 166.3 feet to an iron pin; thence South 87 degrees 15 minutes West, 137.0 feet to an iron pin on the Lealand Lane right-of-way; thence North 10 degrees 30 minutes West with said right-of-way, 75.0 feet to the point of beginning.

Being the same property conveyed to Kathy P. Raissian, unmarried, by Warranty Deed from Raymond L. Davis, Jr. and wife, Lucy S. Davis by Warranty Deed dated April 30, 1991, and recorded in Book 8342, Page 936, Register's Office for Davidson County, Tennessee. The said Kathy P. Raissian having since married Mark J. Rohling. The said Kathy P. Raissian having died intestate on November 16, 2000, and whose estate was administered in the Davidson County Circuit Court, Probate Division, Docket No. 01-P69. Kathy P. Raissian was survived by the following heirs-at-law; Spouse, Mark J. Rohling; Children, Tony A. Raissian and Timothy A. Raissian. The said Tony A. Raissian, unmarried, and Timothy A. Raissian, unmarried, did execute a Quitclaim Deed conveying all their right, title and interest in and to above property to Mark J. Rohling, which Quitclaim Deed is dated August 8, 1991 and recorded as Instrument No. 20010808-0085442 in the Register's Office for Davidson County, Tennessee. The said Mark J. Rohling having been appointed Administrator of the Estate of Kathy P. Raissian did execute an Administrator's Quitclaim Deed in his capacity as Administrator and individually, to convey above property to himself, which deed is of record as Instrument No. 20010921-0102324 in the Register's Office for Davidson County, Tennessee.

Durable Power of Attorney of Mark Joseph Roling, a/ka Mark J. Rohling is being recorded simultaneously with this Instrument, and is of record as Instrument No. 20171013-0105414.

THIS CONVEYANCE IS MADE SUBJECT TO MATTERS SHOWN ON THE PLAN OF BATTLEFIELD ESTATES, SECTION NO. 1, OF RECORD IN BOOK 843, PAGES 96-97, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO THE RIGHTS-OF-WAY OF EAST CLAYTON AVENUE AND LEALAND LANE.

unimproved ☐

This is improved ☑ property, known as 3100 Leland Lane, Nashville, TN 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, its successors and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 2nd day of October, 2017.

Mark J. Rohling

By: Cleary Teresa Rohling, Attorney-in-Fact
Cleary Teresa Rohling, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Cleary Teresa Rohling, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Mark J. Rohling, acting as that person's agent and attorney in fact, and the said Cleary Teresa Rohling acknowledged that she executed the foregoing instrument as agent and attorney in fact for Mark J. Rohling for the purposes therein contained.

WITNESS my hand and seal, this 2nd day of October, 2017.

My Commission Expires:
January 09, 2018

Deanie L. Gregory
Notary Public,

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115