Bill Garrett Davidson County
Batch# 111178 DEEDWARR
06/29/2018 04:21:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20180629-0063496

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $250,000.00. Affiant Subscribed and sworn to before me, this the 29th day of June, 2018. Notary Public My commission expires: 12/18/19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Number:
Peter Maercklein	NEW OWNER	
816 Due West Ave. North		05101002500
Nashville, TN 37115		

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, **GREG ROHAN, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PETER MAERCKLEIN, AN UNMARRIED MAN**, 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, Tennesse, being the East part of Lot No. 31 on the Map of Due West Valley Acres, not of record, in the 11th Civil District of said County, and described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, dated April 20, 1947, as follows:

Beginning at a point in the North margin of Due West Avenue in the corner of Lots Nos. 31 and 32; thence with the line between said lots Northerly 500 feet to a point; thence Westwardly 101.02 feet to an iron pin at the Northeast corner of part of said lots conveyed to Charles McClearen, et ux, by deed of record in Book 1779, Page 247, said Register's Office; thence along McClearen's East line South 27 degrees 15 minutes West 508 feet to the common corner of Lots Nos. 30 and 31 in the North margin of Due West Avenue; thence with the margin of said Avenue Eastwardly 100.17 feet to the beginning.

Being the same property conveyed to Greg Rohan by Warranty Deed from Justin McCrory dated January 15, 2016 and recorded January 28, 2016 in Instrument No. 20160128-0008224, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Justin McCrory by Special Warranty Deed from Federal National Mortgage Association, dated March 26, 2013 and recorded April 2, 2013, in Instrument No. 20130402-0032559, aforesaid Register's Office.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

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.

The address of the herein described property is believed to be 816 Due West Ave. North, Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 29th day of June, 2018.

Greg Rohan by Shawn Rohan as Attorney in Fact

Greg Rohan by Shawn Rohan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2018, before me personally appeared Shawn Rohan, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Greg Rohan as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Greg Rohan.

Witness my hand and seal this 29th day of June, 2018.

J Brandon Miller

Notary Public

My Commission Expires: 7-2-18

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

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

