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BILL GARRETT, Davidson County
Trans:T20120040785 DEEDWARR
Recvd: 06/04/12 11:41 2 pgs
Fees:13.00 Taxes:142.45
20120604-0048274

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $381500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: May 6, 2013.
(AFFIX SEAL)

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rosemary Partners, LLC.	Rosemary Partners, LLC.	10613009600
(NAME) 2028 Rosemary Lane	(NAME) 320 Elberta Street, Unit B	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Nashville, Tennessee 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Andy Regg**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rosemary Partners, LLC.**, HEREINAFTER CALLED THE GRANTEES, 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 part of Lot 20-A on the map of Glenroase Park, as of record in Book 974, Page 98, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the Easterly margin of Rosemary Lane, 315 feet North of the North margin of Vivelle Avenue, being altogether 15 feet North of the dividing line between Lots Numbers 20 and 20A; thence Easterly 112 feet, more or less, to a point in the line between Lots Numbers 20 and 20A; thence with the between said two lots Eastwardly 112 feet, more or less, to the Westwardly margin of a 15 foot alley; thence with same, Northwardly 42.7 feet; thence Westwardly 230.2 feet to a monument in the East margin of Rosemary lane; thence Southwardly with the margin of same, 50 feet to the point of beginning.

Being the same property conveyed to Andy Regg by deed dated April 11, 2012 from Shapiro & Kirsch, LLP of record in Instrument No. 20120418-0032955, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2028 Rosemary Lane, Nashville, TN 37210**

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 **1st day of June, 2012.**

Andy Regg

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Andy Regg** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 2012.

Commission expires: May 6, 2013

I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN