Box 10-B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20120054026 DEEDWARR
Recvd: 07/23/12 15:10 2 pgs
Fees: 13.00 Taxes: 111.00
20120723-0064669

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROSEMARY PARTNERS, LLC	SAME	119-01-0-330.00
(NAME)	(NAME)	
203 POINT EAST DRIVE #203		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **WE, MICHAEL K. TAYLOR AND WIFE, SANDI TAYLOR,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSEMARY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 47 on the Map of the Re-subdivision of Lots Nos. 7, 8, 9 and 10, and parts of Lots Nos. 6, 11, 12 and 13, Cumberland Nurseries, as of record in Plat Book 332, page 36, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 47 fronts 50 feet on the southerly side of Rose Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Michael K. Taylor from Henry Frank Taylor and wife, Sue Ellen W. Taylor by deed dated September 11, 2007 of record as Instrument No. 20070919-0112052, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on the plan of record in Plat Book 332, page 36, said Register's Office and any other easements, restrictions or conditions that may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(x) property known as **113 ROSE STREET, 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 our hands this 20 day of July, 2012.

MICHAEL K. TAYLOR

SANDI TAYLOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael K. Taylor and Sandi Taylor**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20th day of July, 2012.

My commission expires: **May 5, 2015**

Notary Public

