BILL GARRETT, Davidson County
Trans:T20130029924 DEEDQC
Recvd: 04/11/13 15:34 2 pgs
Fees:12.00 Taxes:0.00
20130411-0036182

Prepared By:
W. Robert Seigenthaler
1496 Woodmont Blvd.
Nashville, TN. 37215
Property Descriptions
TN. RLS No. 177

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE TWO PARCELS INTO ONE PARCEL

QUITCLAIM DEED

ADDRESS NEW OWNER(s)	SEND TAX BILLS TO	MAP & PARCEL
New Rose, Inc. c/o O'Neil Hagaman, PLLC Suite 400 3310 West End Ave. Nashville, Tn. 37203-1074	NEW OWNER	104-08 - 338 104-08 - 339

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, New Rose, Inc., a Tennessee corporation, has this day bargained and sold, and does hereby transfer and convey unto the said New Rose, Inc., the Grantee(s) herein, its (successors), heirs and assigns, all right title and interest in certain real estate in Davidson County, Tennessee as follows:

SEE ATTACHED EXHIBIT "A"

This conveyance is made subject to any and all matters, restrictions and/or easements of record.

This is improved (X) unimproved ( ) property, known as 1308 and 1310 16th Avenue South, Nashville, Tn., 37212

Whenever 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 11th day of April, 2013.

By: _____

STATE OF: Tennessee
COUNTY OF: Davidson

Title: President
New Rose, Inc.,

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Troyal G. Brooks, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, TN
This 11th day of April, 2013. (City) (State)

MY COMMISSION EXPIRES JANUARY 09, 2016

_____
NOTARY PUBLIC

JENNIFER HUTZEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: _____

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater, for this transfer is $0.00

_____ (Affiant)

_____ Notary

Commission Expires: _____

MY COMMISSION EXPIRES
JANUARY 09, 2016

JENNIFER HUTZEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

TRACT : 100' x 148' (Description includes PARCELS 338 & 339, Map 104-08)

Land in Metropolitan Nashville and Davidson County, Tennessee, being the northerly 100 feet of the westerly one-half of Lot 41 in the O. B. Hayes Plan of Large Lots, called "Rokeby", a plan of which is of record in Plan Book 21, Page 87, Register's Office for Davidson County, Tennessee, and being further described according to a survey, dated April 9, 2013, by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, as follows:

Beginning at a nail in concrete at the point of intersection of the east margin of 16th Avenue South, (said Avenue being 70 feet wide), and the south margin of Horton Avenue, (said Horton Avenue being 50 feet wide); thence with said south margin of Horton Avenue South 81 degrees, 01 minutes, 00 seconds East 148.00 feet to a spike being located at the point of intersection of the south margin of said Horton Avenue and the west margin of public Alley Number 438; thence with said west margin of Alley Number 438, South 10 degrees, 11 minutes, 30 seconds West 100.00 feet to an iron pin; thence running with the south line of the herein described tract and with the north line of a lot, or parcel, conveyed to New Rose, Inc., designated on Property Map 104-08 as Parcel 340, of record in Deed Instrument 20090105-0000690, Register's Office for Davidson County, Tennessee, North 81 degrees, 01 minutes, 00 seconds West 148.00 feet to an iron pin in the east margin of 16th Avenue South; thence with said east margin of 16th Avenue South, North 10 degrees, 11 minutes, 30 seconds East 100.00 feet to the point of beginning, and containing 14,795 square feet, more or less.

Being the same property conveyed to New Rose, Inc. by two deeds: one, Parcel 338, from Lee Allen Reynolds and Mark Miller of record in Deed Instrument Number 20090105-0000688; and the second, Parcel 339, from Lee Allen Reynolds of record in Deed Instrument Number 20090105-0000689, Register's Office for Davidson County, Tennessee.