THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Road, Suite 203A Nashville, TN 37215 CRT File No. 15043872 BILL GARRETT, Davidson County Trans:T20150055896 DEEDWARR Recvd: 07/10/15 09:36 4 pgs Fees:23.00 Taxes:1332.00 20150710-0067114	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $360,000.00 Affiant Subscribed and sworn to before me, this 30th day of June, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rose Creek, GP 4124 Crestridge Drive Nashville, TN 37204	New Owner	Tax Parcel ID No. 10408013600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Larry Dunn Fitzgerald and Mark Hartley and Kathryn M. Hartley as Trustees of the Hartley Family Trust** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Rose Creek GP, a Tennessee General Partnership**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being shown as Parcel 136 on the Revised Plan of Blakemore Associates, as of record in Book 8250, Page 20, Register's Office for said County, described as follows:

Beginning at an iron pin at the intersection of the Westerly right of way of 19th Avenue South with the Northerly right of way of Blakemore Avenue;

Thence, North 84 degrees 03 minutes 28 seconds West, 40.00 feet to an iron pin;

Thence North 05 degrees 51 minutes 38 seconds East, 32.00 feet to an iron pin,

Thence North 84 degrees 05 minutes 22 seconds West, 20.00 feet to an iron pin,

Thence North 05 degrees 54 minutes 38 seconds East, 107.96 feet to an concrete monument, in the Southerly margin of a 15 foot wide alley;

Thence South 84 degrees 05 minutes 22 seconds East, 63.68 feet to an iron pin,

Thence South 07 degrees 23 minutes 17 seconds West, 140.03 feet to the point of beginning, containing 0.18 acres, more or less.

Being the same property conveyed to Larry D. Fitzgerald/The Hartley Family Trust by Deed of record in Book 10404, Page 826, of the Register's Office for Davidson County, Tennessee. The said Larry D. Fitzgerald and Elizabeth Lee Fitzgerald, having since been divorced by Final Decree of Divorce on the 20th day of April, 2006, in the Chancery Court for Williamson County, Tennessee, Docket No. 31284, and this conveyance is a further division of the marital estate pursuant to the terms of the Marital Dissolution Agreement, conveying whatever marital interest Elizabeth Lee Fitzgerald may have in the aforementioned property to Larry Fitzgerald/The Hartley Family Trust, with all rights, hereditament, and appurtenances thereunto appertaining.

Title being erroneously vested in the Hartley Family Trust rather than in the Name of the Trustees: Mark Hartley and Kathryn M. Hartley.

Said property is not the marital residence of the Grantors.

Being the same property conveyed to Larry Dunn Fitzgerald/The Hartley Family Trust by Quitclaim Deed from Elizabeth Lee Fitzgerald, recorded on the 8th day of June, 2006 in Instrument No. 20060608-0068194, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PLAN OF BLAKEMORE ASSOCIATES, as recorded in Plat Book 8250, Page(s) 20.

This is improved property located at 1900 WEDGEWOOD AVE Nashville TN 37212-3733

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2015.

Larry Dunn Fitzgerald

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry Dunn Fitzgerald, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2015.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

The Hartley Family Trust

BY: _____ 6-29-15
Mark Hartley, Trustee

BY: _____ 6.30.15
Kathryn M. Hartley, Trustee

STATE OF California)
COUNTY OF Ventura)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Hartley ~~and Kathryn M. Hartley with whom I am personally acquainted, and~~ who acknowledged that ~~they~~ he executed the within instrument for the purposes therein contained and who further acknowledged that ~~they are~~ he is trustees of The Hartley Family Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 29th day of June 2015.

_____
Notary Public

My Commission Expires: Dec. 09th 2018

KUSUM MANWANI
COMM. # 2092852
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires DECEMBER 9, 2018

KUSU
COM
NOTARY P
VENTU
My Commission

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura)

On June 30th 2015 before me, Kusum Manwani Notary Public
(insert name and title of the officer)

personally appeared Kathryn Maresh Hartley ——,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

KUSUM MANWANI
COMM. # 2092852
NOTARY PUBLIC-CALIFORNIA
VENTURA COUNTY
My Commission Expires DECEMBER 9, 2018

M MANWANI
M. # 2092852
UBLIC-CALIFORNIA
URA COUNTY
Expires DECEMBER 9, 2018

WITNESS my hand and official seal.

Signature Kusum Manwani (Seal)