Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
[illegible] Richard Jones Rd., Ste 203-A
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20160032522 DEEDWARR
Recvd: 04/20/16 13:53 2 pgs
Fees: 13.00 Taxes: 832.50
20160420-0038388

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of April, 2016.

Notary Public

My commission expires: [illegible]

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-[illegible]
(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Rosedale Properties, LLC	**Rosedale Properties, LLC**	**118-04-0-141-00**
511 Rosedale Avenue	4317 Sunnybrook Drive	
Nashville, TN 37211-2027	Nashville, TN 37205	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Tracy M. McDonald, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Rosedale Properties, LLC

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 11 on the unrecorded plan of a resubdivision of part of Lot Nos. 8 and 9 on the Plan of Melrose, of record in Plat Book 57, Page 44, Register's Office for Davidson County, Tennessee, said unrecorded plan having been prepared according to a survey made by Cantrell, Connell and Creek, Engineers, on April 20, 1950, described as follows:
Beginning at a point in the west margin of said plan, said point being N 3 deg. 40' E, 190.5 feet from the northwest corner of the property conveyed to Davidson County Board of Education by deed from Mrs. Mollie Hutton Milliorn, of record in Book 1046, Page 60, said Register's Office; thence northerly 3 deg. 40' E, 223 feet along the west margin of said plan, to a point in the south margin of Rosedale Avenue; thence easterly along the southerly margin of Rosedale Avenue 60 feet to the common corner of Lot Nos. 10 and 11 on said plan; thence southeasterly with the line between said Lot Nos. 10 and 11, 205 feet to a point in the northerly margin of Lot No. 12 as shown on said plan; thence westerly 151.2 fee to the point of beginning.Being the same property conveyed to Christopher L. Spoltore, a single man and Tracy L. Moore, a single woman, both as joint tenants with right of survivorship by Warranty deed from Jason E. Brickley of record in Instrument

No. 20070514-0057401 Register's Office for Davidson County, Tennessee, dated February 05, 2007 and recorded on May 14, 2007.
Being the same property conveyed to Tracy M. McDonald, as sole owner, her personal representatives and assigns by Quitclaim deed from Christopher L. Spoltore, a single man and Tracy M. McDonald, a single woman of record in Instrument No. 20090522-0047206 Register's Office for Davidson County, Tennessee, dated April 29, 2009 and recorded on May 22, 2009. See Power of Attorney of record as Instrument # _____ 20160420-0038387 — is the said Register's Office.

This is improved property known as 511 Rosedale Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds her self, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 19th day of April, 2016.

Tracy M. McDonald by alexis B. Paulson attorney-in-fact
Tracy M. McDonald by Alexis B. Paulson
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public personally appeared Alexis B. Paulson who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Attorney-in-Fact for Tracy M. McDonald and being authorized to do so, did execute this instrument on her behalf by virtue of power of attorney.

Witness my hand this 19 day of April, 2016

Notary Public

My Commission Expires: 1-8-19

J CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

SP 11/2015