THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16057513

BILL GARRETT, Davidson County
Trans:T20160043863 DEEDWARR
Recvd: 05/25/16 09:21 2 pgs
Fees:13.00 Taxes:1776.00
20160525-0052348

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $480,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of May, 2016.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dabkre Assets III, LLC 708 Millstone Lane Nashville, TN 37205	New Owner	Tax Parcel ID No. 104-15-0-081.00

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, **Brooks A. Rosenquist and Monica C. Rosenquist, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Dabkre Assets III, LLC**, ("Grantees"), their 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 the west 50 feet of Lot No. 33, as shown on the map entitled Map of Sunset Park Subdivision, of record in Plat Book 332, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 33 fronts 50 feet on the northerly margin of Sunset Place and extends back between parallel lines a distance of 160.5 feet to a dead line in the rear.

Being the same property conveyed to BROOKS A. ROSENQUIST and wife, MONICA C. ROSENQUIST, by deed from SARAH LYNNE JORDAN, UNMARRIED, of record in Instrument No. 20101011-0081259, dated October 5, 2010, said Register's Office.

BROOKS A. ROSENQUIST and wife, MONICA C. ROSENQUIST conveyed their interest to BROOKS A. ROSENQUIST and wife, MONICA C. ROSENQUIST , an 85% undivided interest and JUAN ANDRES CANIZARES, a 15% undivided interest, by quitclaim deed of record in Instrument No. 20101229-0103213, dated December 21, 2010, said Register's Office.

JUAN ANDRES CANIZARES conveyed his interest back to BROOKS A. ROSENQUIST and wife, MONICA C. ROSENQUIST, by quitclaim deed of record in Instrument No. 20140115-0004067, dated December 28, 2013, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 104-15-0-081.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 332, page 132, said Register's Office.

Easement Agreement of record in Instrument No. 20141024-0098427, said Register's Office.

This is improved property located at 2518 Sunset Place Nashville TN 37212

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 20th day of May, 2016.

Brooks A. Rosenquist by Richard Bryan, his Attorney-in-Fact

Monica C. Rosenquist by Richard Bryan, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Bryan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Brooks A. Rosenquist and Monica C. Rosenquist, of 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 20th day of May, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018