ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Rose Management, LLC	New Owner	183 00 0 009.00
2220 Meadowcrest Cove		
Murfreesboro, TN 37129		

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, Radhika D. Patel (hereinafter referred to as "Grantor"), has bargained and sold and by these presents do hereby sell, bargain, and convey to Rose Management, LLC, a Tennessee limited liability company (hereafter referred to as the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

See attached Exhibit A for legal description.

Being part of the same property conveyed to Radhika D. Patel by Special Warranty Deed from Commerce Union Bank, Brentwood, Tennessee d/b/a Reliant Bank of record in Instrument Number 20150717-0070196, said Register's Office for Davidson County, Tennessee.

This is unimproved real property commonly known as 13105 Old Hickory Boulevard, Antioch, Davidson County, Tennessee 37013.

This conveyance is subject to the following:

1. Taxes for the years after 2016 for Davidson County, Tennessee, which are not yet due and payable.
2. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; any and all applicable governmental and/or zoning regulations; taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

BILL GARRETT, Davidson County
Trans:T20160085925 DEEDWARR
Recvd: 09/30/16 08:16 3 pgs
Fees:18.00 Taxes:1942.50
20160930-0103023

(STATE OF TENNESSEE)
(COUNTY OF TROUSDALE)
(
(The actual consideration or value, whichever is greater
(for this transfer is $525,000.00.
(
(
(Subscribed and sworn to before me
(this 2nd day of September, 2016.
(
(My Commission Expires: 1-6-19

Affiant

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of an undivided interest in said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 2nd day of September, 2016.

Radhika D. Patel

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Radhika D. Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, that he execute the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of September, 2016.

Notary Public

My Commission Expires: 1/26-19

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO

EXHIBIT A

Being a parcel of land lying in the Thirty-first Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 4 on the Plan of Section 2, Duke's Hidden Meadows of record in Plat Book 4175, page 143, R.O.D.C. and lying on the easterly margin of Muci Drive approximately 240 feet east of Old Hickory Boulevard and being more particularly described as follows:

Beginning at a point in the easterly margin of Muci Drive at the southwesterly corner of Lot 1 on the Plan of Duke's Hidden Meadows Subdivision of record in Plat Book 4350, page 150 R.O.D.C.; thence, leaving said margin with said Lot 1, North 11 degrees 09 minutes 01 seconds East 264.31 feet to a point; Thence, North 60 degrees 00 minutes 59 seconds West, 163.85 feet to a point in the southerly margin of Old Hickory Boulevard; thence, with said margin North 59 degrees 23 minutes 58 seconds East 98.51 feet to a right-of-way monument in the westerly margin of Interstate 24; thence, with said margin 52 degrees 59 minutes 53 seconds East, 160.27 feet to a right-of-way monument; thence, South 57 degrees 44 minutes 11 seconds East 140.17 feet to a right-of-way monument; thence South 49 degrees 33 minutes 18 seconds East 200.85 feet to a right-of-way monument; thence South 43 degrees 44 minutes 42 seconds East, 195.47 feet to an iron rod; thence leaving said margin with the northerly line of Lot 5, Section 2, Duke's Hidden Meadows Subdivision of record in Instrument No. 20030115-0006162, R.O.D.C., South 48 degrees 04 minutes 01 seconds West, 144.27 feet to a point; thence South 79 degrees 44 minutes 31 seconds West 218.40 feet to a point in the easterly margin of Muci Drive; thence, with said margin with a curve to the left having a radius of 233.90 feet a central angle of 67 degrees 19 minutes 49 seconds an arc length of 274.86 feet and a chord bearing and distance of North 45 degrees 17 minutes 51 seconds West, 259.32 feet to a point beginning and containing 153,175 square feet or 3.52 acres more or less according to a survey by Ragan-Smith-Associates, Inc. 315 Woodland Street, Nashville, TN 37206 dated June 23, 2005, Job No. 99-119/7681, RSL# 2136.