29442-8

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170049287 DEEDWARR
Recvd: 06/09/17 09:23 3 pgs
Fees:18.00 Taxes:314.50
20170609-0057874

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$85,000.00.**

Affiant

Subscribed and sworn to before me, this the 7th day of June, 2017.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Tarl B. La Rocco **Cornerstone Ventures, LLC**	**OWNERS**	**Map 058-04-0 Parcel 007.00** **Map 058-04-0 Parcel 008.00**
807 2nd Avenue South		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

The Bryant Wood Trace General Partnership, a Tennessee general partnership, James P. Watkins and Jamye Watkins nka Jamye Watkins Jenkins, Heirs-at-Law of Audrey B. Watkins, Valerie A. Brown, Jo-Ellen Bryant aka J. Ellen Bryant, Joel Evans Bryant, Jr., Keith Evans Bryant, and Joel Orr

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tarl B. La Rocco, as to an undivided 50% interest (the "Individual Interest") and Cornerstone Ventures, LLC, a Tennessee limited liability company (the "LLC Interest"), as to an undivided 50% interest, the Individual Interest and the LLC Interest, as they relate to each other, being held as tenants in common

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots 7 & 8, as shown on the map entitled Bryant Wood Tract Subdivision, Phase I, of record as Instrument No. 20010108-0002316, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Walter Bryant, Jr. and wife, Ellen L. Bryant, a 1/3 undivided interest, James P. Watkins and wife, Audrey B. Watkins, a 1/3 undivided interest and Phillip H. Clark and wife, Bertha S. Clark, a 1/3 undivided interest, as tenants in common in all, by Deed dated July 5, 1996 from The Estate of Louise Oakley Harley, deceased, of record in Book 10112, Page 254, Register's Office for Davidson County, Tennessee. The said Phillip H. Clark died on February 23, 1997, leaving his interest to his wife, Bertha S. Clark. The said Walter Bryant, Jr., Ellen L. Bryant, James P. Watkins, Audrey B. Watkins and Bertha S. Clark having quitclaimed to Bryant Wood Trace General Partnership, dated September 30, 2003, of record in Instrument No. 20031006-0147700, said Register's Office. The said Bryant Wood Trace General Partnership having quitclaimed to The Walter Bryant, Jr. and/or Ellen L. Bryant Revocable Living Trust, a 1/3 undivided interest, dated February 11, 2004, of record in Instrument No. 20040212-0016929, said Register's Office. Walter Bryant, Jr. died May 12, 2008, predeceasing Ellen L. Bryant, who died October 15, 2008. The said Audrey B. Watkins and Valerie A. Brown, Trustees of the Ellen L. Bryant Revocable Living Trust quitclaimed (the 1/3 interest) to Audrey B. Watkins, of Davidson County, Tennessee, a 1/2 undivided interest, Valerie A. Brown, of Robertson County, Tennessee, a 1/10th interest, Jo-Ellen Bryant, of Maricopa County, Arizona, a 1/10th interest, Joel Evans Bryant, Jr., of Wichita County, Texas, a 1/10th interest, Keith Evans Bryant, of Bexar County, Texas, a 1/10th interest, and Joel Orr, of Rutherford County, Tennessee, a 1/10th interest, by Quitclaim Deed dated May 9, 2012, of record in Instrument No. 20120601-0047829, said Register's Office. The said Audrey B. Watkins died April 7, 2015. James P. Watkins and Jamye Watkins nka Jamye Watkins Jenkins are the heirs of Audrey B. Watkins as stated in an Affidavit of Heirship of record in Instrument No. 20170609-0057873, Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20010108-0002316, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictions and Covenants contained in instrument of record in Instrument No. 20010625-0067032, and amended in Instrument No. 20020226-0024371, and further amended in Instrument No. 20100702-0052411, Register's Office for Davidson County, Tennessee. (3) Agreement for Dedication of Easement of Water Mains and Appurtenances of record in Book 8403, Page 534, said Register's Office. (4) Declaration of Easement of record in Book 10929, Page 412, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (____) Unimproved (__x__) property, known as **3718 & 3722 Homeland Drive, Nashville, Tennessee 37218**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hand(s) this **7th** day of **June, 2017.**

The Bryant Wood Trace General Partnership

BY: James P. Watkins
James P. Watkins, General Partner

BY: Bertha S. Clark
Bertha S. Clark, General Partner

James P. Watkins
James P. Watkins, Heir-at-Law of Audrey B. Watkins

Jamye Jenkins
Jamye Watkins nka Jamye Watkins Jenkins, Heir-at-Law of Audrey B. Watkins

Valerie A Brown
Valerie A. Brown

Jo Ellen Bryant aka Jo E. Bryant by Valerie a Brown attorney-in-fact
Jo-Ellen Bryant aka Jo E. Bryant by Valerie A. Brown, Attorney-in-Fact

Joel Evans Bryant Jr by Valerie a. Brown attorney-in-fact
Joel Evans Bryant, Jr. by Valerie A. Brown, Attorney-in-Fact

Keith Evans Bryant by Valerie a. Brown attorney-in-fact
Keith Evans Bryant by Valerie A. Brown, Attorney-in-Fact

Joel Orr by Valerie A Brown attorney-in-fact
Joel Orr by Valerie A. Brown, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **James P. Watkins and Bertha S. Clark** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be General Partners of **The Bryant Wood Trace General Partnership,** a Tennessee general partnership, and that they, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by the said **James P. Watkins and Bertha S. Clark,** as General Partners.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **June, 2017.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **ValerieA. Brown,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **June, 2017.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **James P. Watkins and Jamye Watkins nka Jamye Watkins Jenkins,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **June, 2017.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 1/17/21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of June, 2017, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Valerie A. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Jo-Ellen Bryant aka Jo E. Bryant** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Jo-Ellen Bryant aka Jo E. Bryant**, for the purpose therein contained, by signing the name of **Jo-Ellen Bryant aka Jo E. Bryant,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 2017.

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of June, 2017, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Valerie A. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Joel Evans Bryant, Jr.** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Joel Evans Bryant, Jr.**, for the purpose therein contained, by signing the name of **Joel Evans Bryant, Jr.,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 2017.

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of June, 2017, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Valerie A. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Keith Evans Bryant,** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Keith Evans Bryant,** for the purpose therein contained, by signing the name of **Keith Evans Bryant,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 2017.

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 7th day of June, 2017, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Valerie A. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Joel Orr,** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Joel Orr,** for the purpose therein contained, by signing the name of **Joel Orr,** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of June, 2017.

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY