BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF June 2017. Notary Public MY COMMISSION EXPIRES: NOVEMBER 5, 2018 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROSEMARY PARTNERS, LLC	**SAME**	**083-04-0-172.00**
(NAME) **203 POINT EAST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, HENRY B. DEERING, JR., UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROSEMARY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

****See Legal Description on attached 'Exhibit A'****

This conveyance is subject to matters shown on the Plan of record in Plat Book 21, Page 9; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **2312 CARTER AVE., NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20170056718 DEEDWARR
Recvd: 07/03/17 12:13 3 pgs
Fees:18.00 Taxes:869.50
20170703-0066745

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, their heirs and assigns forever; and we do covenant with 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 hand this 30 day of June, 2017.

Henry B. Deering, Jr. 6-30-17

HENRY B. DEERING, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Henry B. Deering, Jr.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 30 day of June, 2017.

My commission expires: **November 5, 2018**

Lee G. Cohen
Notary Public

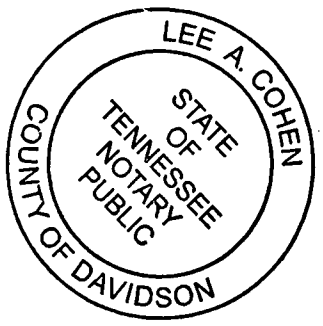


EXHIBIT A

TRACT I:

Being part of Lot No. 52 on the Plan of Brownsville as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyer, dated May 22, 1948 as follows:

Beginning at an iron pin on the southerly margin of Carter Street, 162 feet west of the northwest corner of Lot No. 25 on the Plan of Rosebank Subdivision of record in Book 547, Page 48, said Register's Office; thence westerly along the southerly margin of said street 60 feet to an iron pin, said pin being 386.3 feet east of the center line of Johnson Street; thence southerly 155 feet to an iron pin; thence easterly 60 feet to an iron pin; thence northerly 155 feet to the point of beginning.

TRACT II:

Being part of Lot No. 52 on the Plan of Brownsville, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the northwest corner of the property conveyed to Lloyd Lee Thomas and wife, by deed from Emma M. Hughes of record in Book 1285, Page 630, Register's Office for Davidson County, Tennessee; thence with the northerly line of said Thomas lot 60 feet more or less in an easterly direction to the southeast corner of the within described property; thence in a northerly direction on a straight line with the easterly boundary of the property of W. T. Tomlinson and wife, Icy Lee Tomlinson; conveyed to them by deed of R. J. Bozman and wife, of record in Book 2023, Page 317, Register's Office for said County, to the southeast corner of said property described in Book 2023, Page 317; thence with the southerly boundary of said property in a westerly direction approximately 60 feet to the westerly boundary; thence in a southerly direction to the point of beginning.

TRACT III:

Being part of Lot No. 52 on the Plan of Brownsville as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin on the southerly margin of Carter Street, 162 feet west of the northernmost corner of Lot No. 25 on the Plan of Rosebank Subdivision of record in Book 547, Page 48, Register's Office for Davidson County, Tennessee; thence moving back 155 feet to an iron pin westerly along the southerly line, 60 feet to an iron pin, said pin being 386.3 feet east of the center line of Johnson Street; thence southerly 146.5 feet to an iron pin; thence easterly 60 feet to an iron pin; thence northerly 146.5 feet to the point of beginning.

Being the same property conveyed to HENRY B. DEERING, SR. and wife, PAULINE B. DEERING, by deed from ICY LEE TOMLINSON, of record in Book 8687, page 813, dated July 20, 1992, said Register's Office.

PAULINE B. DEERING having died, leaving HENRY B. DEERING SR. as the surviving tenant by the entirety.

HENRY B. DEERING, SR. having died testate on or about October 5, 2004. His Last Will and Testament, being filed in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, under Docket No. 05P802, devised the subject property to his sons, HENRY B. DEERING, JR. and ANTHONY M. DEERING.

ANTHONY M. DEERING having died intestate on or about April 19, 2009. He was not married at the time of his death and had no issue, so upon his death his interest in the subject property passed to HENRY B. DEERING JR. See Affidavit of Heirship as to the heirs at law of Anthony McKinley Deering, of record in Instrument No. 20090721-0068510, said Register's Office.

For further reference, see Executrix's Quitclaim Deed of record in Instrument No. 20060825-0105368, said Register's Office.