BILL GARRETT, Davidson County
Trans: T20170064281 DEEDQC
Recvd: 07/26/17 15:36 2 pgs
Fees: 12.00 Taxes: 0.00
20170726-0075870

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
URBAN DWELL HOMES, LP	**SAME**	**072-10-0-364.00**
(NAME) **203 POINT EAST DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, ROSEMARY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, FOR THE EXPRESS PURPOSE OF ESTABLISHING THE BOUNDARY LINE BETWEEN 2311 NORTHVIEW AVENUE AND 2313 NORTHVIEW AVENUE, NASHVILLE, TN 37216,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO, **URBAN DWELL HOMES, LP, A TENNESSEE LIMITED PARTNERSHIP,** HEREINAFTER CALLED THE GRANTEES, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Commencing at the southeast corner of 2311 Northview Avenue (N-680831.54, E-1751798.54) and running with the east line of the same, N 07° 45'26"E, a distance of 50.00 feet to a point to the Point of Beginning, being the northeast corner of 2311 Northview;

Thence with said north line, N 81°'50'34"W, a distance of 100.00 feet to a point along the western right-of-way of Northview Avenue; Thence with said right-of-way, N 07°45'26"E, a distance of 12.89 feet to a point along said right-of-way to an iron pin;

Thence severing 2313 Northview Ave., S 81°50'34"E, a distance of 100 feet to an iron pin located at the northeast corner of the portion herein described; Thence S 07°'45'26"W, a distance of 12.89 feet to the point of beginning;

The portion herein described contains 1,289 square feet, or 0.03 acres more or less.

Included in this description but excluded from this conveyance is the 3.00 feet by 12.89 feet portion dedicated for right-of-way along Northview Avenue, per Plat of record in Instrument No. 20160505-0044566, containing 38 square feet more or less. Survey dated November 13, 2015, by Beau Marshall Agee, TN No. 2871, K&A Land Surveying, 1012 Sparta Pike, Lebanon, TN 37087.

Being part of the same property conveyed to Rosemary Partners, LLC from Capital Homes, LP, by Quitclaim Deed dated December 21, 2012, of record in Instrument No. 20121231-0120482, said Register's Office.

This conveyance is subject to any and all easements, conditions, or restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved( ) property known as **2311 NORTHVIEW AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Whenever 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 26th day of July, 2017.

ROSEMARY PARTNERS, LLC

BY: BRANDON RUMBLEY, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Brandon Rumbley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of Rosemary Partners, LLC, the within-named bargainor, a Tennessee Limited Liability Company and that he as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Rosemary Partners, LLC, by himself as such member.

Witness my hand and official seal at office, this 26th day of July, 2017.

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

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public