1/ Grnm Box 44

Bill Garrett Davidson County
Batch# 57378 DEEDWARR
02/09/2018 02:54:36 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20180209-0013432

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $415,000.00. Affiant Subscribed and sworn to before me, this 8th day of February, 2018. Notary Public My Commission Expires: 9/7/21

WILLIAM T. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

Address New Owner As Follows: Luke Wehby Carter and Lindsay Beltrame 2017 Rosemary Lane Nashville, TN 37210	Send Tax Bills To: First Internet Bank of Indiana PO Box 6080 Fishers, IN 46038	Map-Parcel Number: 106130F00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROSEMARY LIMITED PARTNERSHIP**, a Tennessee limited partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **LUKE WEHBY CARTER, UNMARRIED**, and **LINDSAY BELTRAME, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for 2017-2019 Rosemary Lane, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record as Instrument Number 20170726-0075910, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the property conveyed to Rosemary Limited Partnership, a Tennessee limited partnership, by deed from Joslin B. Adjei, unmarried, of record as Instrument Number 20170623-0063211, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2018 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 1835, page 25, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions for 2017-2019 Rosemary Lane, a Horizontal Property Regime with Private Elements, of record as Instrument Number 20170726-0075910, Register's Office for Davidson County, Tennessee.

4. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **2017 Rosemary Lane, Nashville, TN 37210**.

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 Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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.

WITNESS my hand this 8th day of February, 2018.

ROSEMARY LIMITED PARTNERSHIP,
a Tennessee limited partnership

By: **VILLAGE BUILDERS, LLC,**
a Tennessee limited liability company,
its general partner

By: _____
Frank E. Neal, IV, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK E. NEAL, IV**, 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 a **MEMBER** 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 8th day of February, 2018.

(Seal)

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2021

_____
Notary Public

My Commission Expires: 09/07/2021