Bill Garrett Davidson County
Batch# 58090 DEEDWARR
02/13/2018 09:38:47 AM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20180213-0014104

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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 $430,000.00.

Affiant

Subscribed and sworn to before me, this 12 day of February, 2018.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address New Owner As Follows:
Todd J. Hartley and
Laura R. Hartley
2019 Rosemary Lane
Nashville, TN 37210

Send Tax Bills To:
New Owner

Map-Parcel Number:
106130F00200CO

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 **TODD J. HARTLEY** and **LAURA R. HARTLEY**, husband and wife, 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 2, 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: **2019 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 9th day of February, 2018.

ROSEMARY LIMITED PARTNERSHIP,
a Tennessee limited partnership

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

By: _____
Benjamin E. Carter, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared **BENJAMIN E. CARTER**, 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 **VILLAGE BUILDERS, LLC**, a Tennessee limited liability company and the General Partner of the within named bargainor **ROSEMARY LIMITED PARTNERSHIP**, a Tennessee limited partnership, and that he, as a Member of the General Partner of such bargainor, executed the foregoing instrument for the purposes therein contained by signing the name of such bargainor by himself as a Member of its General Partner.

WITNESS my hand, at office, this 9th 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