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

Bill Garrett Davidson County
Batch# 124319 **DEEDWARR**
08/03/2018 09:00:05 AM 2 pgs
Fees: $13.00 Taxes: $706.33

20180803-0076191

WARRANTY DEED

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $190,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JULY, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4830B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
David Wood & Jamie Wood	NEW OWNER	119-01-0-330.00
113 Rose St		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ROSEMARY PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID WOOD AND JAMIE WOOD, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 47 on the Plan of Re-Subdivision of Lots Nos. 7, 8, 9 and 10, and Parts of Lots Nos. 6, 11, 12 and 13, Cumberland Nurseries of record in Plat Book 332, Page 36, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 47 fronts 50 feet on the Southerly side of Rose Street, and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Rosemary Partners LLC, a Tennessee limited liability company by Warranty deed from Michael K. Taylor and wife, Sandi Taylor of record in Instrument No. 20120723-0064669 Register's Office for Davidson County, Tennessee, dated July 20, 2012 and recorded on July 23, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 113 Rose St, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 31st day of July, 2018.

Rosemary Partners, LLC, a Tennessee Limited Liability Company

BY: _____

J. Carlton Drumwright, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for the County and State aforesaid, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of Rosemary Partners, LLC, a Tennessee Limited Liability Company, and that he as such, being authorized to do so, executed the foregoing instrument by signing the name of the limited liability company by himself as the Authorized Agent for Rosemary Partners, LLC, the bargainor, a Tennessee Limited Liability Company, and as such, being authorized so to do by the company, executed the same for the purposes therein contained.

Witness my hand and official seal, this 31st day of July, 2018.

_____

Notary Public

My Commission Expires: 12.03.19

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

File #: 18-4830B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027