THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181017946

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $640,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY EXPIRES NOVEMBER 6, 2021

Karen Y Johnson Davidson County
Batch# 169354 DEEDQC
12/03/2018 09:41:15 AM 2 pgs
Fees: $13.00 Taxes: $2,368.00

20181203-0117393

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vintage South, LLC 3604 Richland Avenue Nashville TN 37205	New Owner	Tax Parcel ID No. 104-09-0-091.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hal Michael Roseman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vintage South, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 125 and the east half of Lot No. 127 of Block No. 6 on the Plan of the Richland Realty Co., Division A, said Plan is of record in Book 161, Page 151, Register' s Office for said County, and shows the property divided into blocks, but does not show the blocks subdivided into lots.

Beginning at a point on the northern margin of Richland Avenue 65 feet west of Bowling Street, running thence northerly at right angles to the said margin of Richland Avenue 192.5 feet to the southerly margin of an alley; thence at right angles, westwardly with the southerly margin of said alley 75 feet to a point; thence at right angles southwardly 192.5 feet to the northerly margin of Richland Avenue, eastwardly 75 feet to the point of beginning.

Being the same property conveyed to CARL F. CROWLEY, by deed from KATE THOMPSON HESSE, of record in Book 5027, page 658 , dated May 20, 1976 , said Register's Office.

CARL F. CROWLEY died on or about March 17, 2016. His Will, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 15P564, devised the subject property to VICKI A. WARREN. For further reference, see Executor's Deed of record in Instrument No. 20160525-0052616, dated May 11, 2016.

VICKI A. WARREN, A/K/A VICKI ANN WARREN A/K/A VICTORIA ANN WARREN died on or about November 10, 2017. Her Last Will and Testament, being filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 17P2052, devised the subject property to HAL MICHAEL ROSEMAN as evidenced by Executor's Quitclaim Deed of record in Instrument No. 20180409-0033298, dated April 4, 2018, said Register's Office.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 104-09-0-091.00.

Matters shown on the Plan of record in Plat Book 161, page 151, said Register's Office.

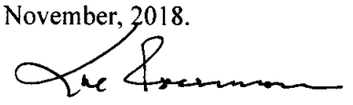
This is improved property located at 3604 Richland Avenue Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2018.



Hal Michael Roseman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hal Michael Roseman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2018.



Notary Public

My Commission Expires: _____

