THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191023227** Karen Johnson Davidson County Batch# 309159 **DEEDWARR** 10/31/2019 10:10:31 AM 2 pgs Fees: $13.00 Taxes: $6,127.95 20191031-0111960	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,656,203.00. Affiant Subscribed and sworn to before me, this 30th day of October, 2019. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: The Courtyards at Cross Creek 125 Belle Forest Circle Suite 104 Nashville, TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117-14-0-083.00, 117-14-0

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, **Lawrence S. Rosenberg,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The Courtyards at Cross Creek, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I:
Land in Davidson County, Tennessee, being northerly one-half of Lot 21 and all of Lot No. 22, on the plan of Sugar Tree Subdivision, as of record in Book 1424, Page 100, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lawrence S. Rosenberg by Warranty Deed from Sara L. Hume, dated March 30, 2018 and recorded April 3, 2018 in Instrument No. 20180403-0031084, Register's Office of Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 23, on the plan of Sugar Tree Subdivision, as of record in Book 1424, Page 100, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Lawrence S. Rosenberg by Warranty Deed from STD Properties, LLC, a Tennessee limited liability company dated March 30, 2018 and recorded April 3, 2018 in Instrument No. 20180403-0031087, Register's Office of Davidson County, Tennessee.

Grantor warrants that he has never lived in the subject properties and that the subject properties are not subject to any marital rights therein.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 100, Register's Office for Davidson County, Tennessee.

Easement for Sanitary sewer and or storm drainage, water mains and appurtenances of record in Instrument No. 20040603-0065537, Register's Office for said County.

Easement for sanitary sewer and/or storm drainage in Book 3914, Page 581, and 3914, Page 585, and 3920, Page 844, Register's Office of Davidson County, Tennessee.

This is improved property located at 3916, 3920, 3922 Cross Creek Road Nashville TN 37215

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 October, 2019.

Lawrence S. Rosenberg

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lawrence S. Rosenberg, 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 October, 2019.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022