BOX 10-A

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28082

Karen Johnson Davidson County
Batch# 364847 DEEDWARR
02/28/2020 09:01:22 AM 2 pgs
Fees: $13.00 Taxes: $1,609.50

20200228-0022286

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Boones Hill Trust | Boones Hill Trust | MAP |
| P. O. Box 50391 | P. O. Box 50391 | PARCEL 129-14-0A-124.00-CO |
| Nashville, TN 37205 | Nashville, TN 37205 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Fred J. Rose, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laurence O'Bryan Branch Howard, IV, Trustee of the Boones Hill Trust UAD February 3, 2020**

HEREINAFTER CALLED THE GRANTEES, 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 apartment Unit No. 1103, of Wessex Towers Condominiums, A Horizontal Property Regime, Created Under Title 66, Section 27-101, ET SEQ., as Amended in Tennessee code annotated and as established by a Master Deed and By-Laws, of Record in Book 5414, Page 634, and in Book 5412, Page 451 Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the Plat of Wessex Towers Condominium as shown on Exhibit "A-1" to the Master Deed, of Record in Book 5200, Page 142, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Fred Rose and wife, Kim Rose by Warranty deed from Jewish Federation of Nashville and Middle Tennessee, a Tennessee Not-for-Profit Corporation of record in Instrument No. 20040811-0096741 Register's Office for Davidson County, Tennessee, dated August 10, 2004 and recorded on August 11, 2004.

Being the same property conveyed to Fred Rose by Quitclaim deed from Kim Rose of record in Instrument No. 20070423-0047791 Register's Office for Davidson County, Tennessee, dated April 13, 2007 and recorded on April 23, 2007.

Being the same property conveyed to Fred J. Rose, a married man by Quitclaim deed from Fred J. Rose A/K/A Fred Rose, a married man of record in Instrument No. 20150616-0057177 Register's Office for Davidson County, Tennessee, dated April 28, 2015 and recorded on June 16, 2015.

Dawn Rose, joins in this conveyance for the purpose of conveying any and all marital interest she may have in subject property as the spouse of Fred J. Rose.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **6666 Brookmont Terrace Unit 1103, Nashville, TN 37205.**

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 we do covenant with 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 is 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 our hand(s) this the 27th day of February, 2020.

Fred J. Rose

Dawn Rose

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fred J. Rose** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of February, 2020.

My Commission expires: Jun 8, 2024

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dawn Rose** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of February, 2020.

My Commission expires: Jun 8, 2024

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Notary Public