Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
Rock Home, LLC P.O. Box 68526 Nashville, TN 37206	07200001100	Same as New Owner
This instrument prepared by: Rudy Title and Escrow, LLC, 608 Shelby Ave., Nashville, TN 37206		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CASON A. DICKINSON AND CASON A. DICKINSON, TRUSTEE OF THE AMBROSE AVENUE TRUST**, ("Grantor") has bargained and sold, and by these presents does transfer and convey to **ROCK HOME, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described below herein by reference (the "Property"):

Land in the 12th Civil District of Davidson County, Tennessee, described as a lot containing 1.06 acres, more or less, described as Map 72 Parcel 11, Field Book 12DA-51637.

Being the same property conveyed to Cason A. Dickinson, Trustee, by Deed from Robert Dale Bentley and wife, Ruth M. Bentley, of record in Book 10083, Page 490, in the Register's Office of Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described below and incorporated herein by reference (the "Permitted Exceptions").

PERMITTED EXCEPTIONS

1) Taxes for the year 2020, a lien, but not yet due and payable.
2) Subject to terms and provisions of Deed of Easement by and between Reagents, Inc., a North Carolina corporation, and Cason A. Dickinson, Trustee, his successors and assigns, of record in Book 10891, Page 801, in the Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 441730 **DEEDWARRSP**
07/21/2020 02:37:16 PM 2 pgs
Fees: $13.00 Taxes: $185.00

20200721-0080180

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $50,000.00

Affiant

Subscribed and sworn to before me this 20 day of July, 2020.

Notary Public
My Commission Expires: 1-3-22

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved property located at **0 Ambrose Ave., Nashville, TN 37207**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 20 day of July, 2020.

Cason A. Dickinson (Individually)

Ambrose Avenue Trust

By: Cason A. Dickinson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASON A. DICKINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of July, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASON A. DICKINSON, TRUSTEE of AMBROSE AVENUE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 20th of July, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022