WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/14/05 14:45 2 pgs
Fees:13.00 Taxes:416.25

20051214-0150334

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF DECEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 10/26/08 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Jared Followill	AmSouth Bank	Map 95-2-O
(NAME) 226 Cottage Place Unit 44	(NAME) 2050 Parkway Office Circle	Group A
(ADDRESS) Nashville, TN 37214	(ADDRESS) Birmingham, AL 35244	Parcel 226-CO
(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, WE, M. Catherine Smith, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Jared Followill, an unmarried man, 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:

Being Unit No. 44 on the Plan of Cottage Place Condominiums, a Horizontal Property Regime, of record in Book 6520, Pages 816-823, Register's Office of Davidson County, Tennessee, created under Title 66, Section 27-101 et seq., as amended, and established by Master Deed, Declarations of Covenants, Conditions and Restrictions of record in Book 6520, Page 745, said Register's Office, as amended by amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6569, Page 212, said Register's Office, and by Second Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record in Book 6636, Page 722, and by Third Amendment to Master Deed, Declaration of Covenants, Conditions and Restrictions of record Book 6902, Page 829, said Register's Office, together with an undivided interest in the common elements, all to which reference is hereby made for a more complete description and identification of such Unit.

Being the same property conveyed to M. Catherine Smith by deed from Cynthia M. Sweatt filed of record in Instrument No. 20050127-0010005, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 6520, Pages 816-823, Register's Office of Davidson County, Tennessee.

Subject to an easement for water mains as shown of record in Book 722, Page 268 and Book 722, Page 324, Register's Office of Davidson County, Tennessee.

Subject to an easement as shown of record in Book 5256, Page 398, Register's Office of Davidson County, Tennessee.

Subject to By-Laws as shown of record in Book 6520, Page 793 Register's Office of Davidson County, Tennessee.

Subject to all matters of Master Deed as shown of record in Book 6520, Page 745, as amended in Book 6569, Page 212; Book 6636, Page 722, and Book 6902, Page 829, Register's Office of Davidson County, Tennessee.

Subject to Charter for Cottage Place Homeowners association as shown of record in Book 6582, page 869, Register's Office for Davidson County, Tennessee.

Subject to any homeowner/condominium association dues that may be assessed.

unimproved ☐

This is improved ☒ property, known as 226 Cottage Place, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 5th day of December, 2005.

M. Catherine Smith

M. Catherine Smith

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, M. Catherine Smith, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 5th day of December, 2005.

Commission expires: 10/24/08

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public