Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $500,000.00

Affiant

Subscribed and sworn to before me, this 30th day of July, 2009.

Notary Public

My commission expires: 1/7/2013

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20090053249 DEEDWARR
Recvd: 08/05/09 12:56 2 pgs
Fees:13.00 Taxes:1850.00
20090805-0073481

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cottle Investments, LLC	**New Owner**	**Map/Parcel 117-15-0-D-001.00CO**
127 Franklin Road, Suite 220		
Brentwood, Tennessee 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

William Wilson Winfree, Jr., a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cottle Investments, LLC, a Tennessee limited liability company

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 Unit No. A in Lone Oak Townhomes, a Private Element Horizontal Property regime, located on Lone Oak Road, Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for Lone Oak Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20031231-0184999, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Lone Oak Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20031231-0184999, and By-Laws appended thereto, said Register's Office are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to William Wilson Winfree, Jr., unmarried, by Warranty Deed, from Craighead Development, LLC, of record in Instrument No. 20040309-0027075, Dated March 5, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record in Instrument No. 20031231-0184999, Register's Office for DAVIDSON County, Tennessee.
By Laws of record in Instrument No. 20031231-0184999, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is property known as 4102 Lone Oak Road, #A, Nashville, TN.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 30th day of July, 2009.

X _____
William Wilson Winfree, Jr.

Terra T. Winfree, wife of William Wilson Winfree, Jr., joins in the execution of this instrument for the purpose of conveying her martial interests, is any, in subject property.

X _____
Terra T. Winfree

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, William Wilson Winfree, Jr. and Terra T. Winfree , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2009.

_____
Notary Public

My Commission Expires: _____

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES
JUNE 16, 2013

File #: **09795-SH**
RECORD & RETURN TO:
McCANN, HUBBARD & SOLOMON
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027