File No. 210010322

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JANUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/27/13
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100007078 DEEDWARR
Recvd: 02/04/10 10:46 3 pgs
Fees:18.00 Taxes:1295.00
20100204-0008963

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cottonwood Investments, LLC	Cottonwood Investments, LLC	10504025600; 10504039300;
(NAME)	(NAME)	
P.O Box 24	P.O. Box 24	10504039200; 10504030900
(ADDRESS)	(ADDRESS)	
WHITE HOUSE, TN 37188	WHITE HOUSE, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Freeman Investment, LLC**, a Tennessee limited liability company, hereinafter called the **Grantors**, has bargained and sold, and by these presents transfers and conveys unto **Cottonwood Investments, LLC**, a Tennessee limited liability company, hereinafter called the **Grantee** its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached

Being part of the same property conveyed to Freeman Investment, LLC by deed from Trailer Lease Inc., of record in Instrument No. 20100204-0008960 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) Property taxes for the year(s) 2010 and thereafter, a lien not yet due and payable, (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

unimproved

This is improved ☐ property, known as Trimble Street, Nashville, TN,
(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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hands this 27th day of January, 2010.

Freeman Investment, LLC

By: Ray Freeman

Attest:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lucy Freeman, with whom I am personally acquainted, and who proved herself to be the Managing Member of Freeman Investments, LLC, and who, being authorized to do, acknowledged she executed the foregoing for the purposes therein contained.

Witness my hand at office this 27th day of January, 2010.

Commission expires:

9/25/13

Notary Public

File Number: 210010322

RETURN TO:

Sidwell Title

121 First Avenue South, Suite 200

Franklin, TN 37064

EXHIBIT A

Tract I Also known as Parcel ID # 10504030900 LAF/DeB
A certain parcel or tract of land located in Davidson County, Tennessee, described as follows: to wit

Being the southerly 70 feet of the northerly 120 feet of the westerly 177 feet of Lot No. 22 on the Plan of the Old Fairgrounds Property as of record in Book 21, page 116 Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 70 feet on the easterly side of Creek Street formerly Breen Avenue and extends back between parallel lines 177 feet to an alley.

Tract 2 Also known as Parcel ID # 10504039200 LAF/DeB

A certain parcel or tract of land located in Davidson County, Tennessee, described as follows: to wit

Being Lot No. 1 of the Resubdivision of Lot 18 and a portion of Lot 17 on the Plan of the Old Fairgrounds Property as of record in Book 8250, page 517 Register's Office for Davidson County, Tennessee.

Tract 3 Also known as Parcel ID # 10504039300 LAF/DeB

A certain parcel or tract of land located in Davidson County, Tennessee, described as follows: to wit

Being Lot No. 2 of the Resubdivision of Lot 18 and a portion of Lot 17 on the Plan of the Old Fairgrounds Property as of record in Book 8250, page 517 Register's Office for Davidson County, Tennessee.

Tract 4 Also known as Parcel ID # 10504025600 LAF/DeB
A certain parcel or tract of land located in Davidson County, Tennessee, described as follows: to wit

Being Part of Lot No. 17 on the Plan of the Old Fairgrounds Property as of record in Book 21, page 116 Register's Office for Davidson County, Tennessee being Lots Nos. 7 and 8 on the map of Raines' Subdivision of Lots No. 13 and 15 to 21 inclusive of said Old Fairgrounds Plan, not of record, described as follows:

Beginning on the southerly margin of Trimble Street at a point 177 feet east of the easterly margin of Lewis, formerly East Hill Street; thence with the southerly margin of Trimble Street, eastwardly 100 feet to the corner of Lots No. 17 and 18 on the said original plan; thence with the line between said two lots, southwardly 160 feet to the northerly margin of alley; thence with said alley, westwardly 100 feet northwardly 160 feet to the point of beginning.