THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 30046-05-2011** **Record & Return To:** **First Title and Escrow Company, Inc.** **2000 Richard Jones Road, Suite 110** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $210,500.00. Affiant Subscribed and sworn to before me this 20th day of May, 2011. Notary Public My Commission Expires:

PHYLLIS KEENAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Edith E. Reeves 736 Myhr Drive Nashville, TN 37221	**Send Tax Bills To:** Pinnacle National Bank 150 3rd Ave S, Ste 900 Nashville TN 37201	**Tax Information:** Map and Parcel No.: 14214010800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeremy D. Cottrell and wife, Kimberly Cottrell**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edith E. Reeves** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 736 Myhr Drive, Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of May, 2011.

Jeremy D. Cottrell

Kimberly Cottrell

BILL GARRETT, Davidson County
Trans:T20110030757 DEEDWARR
Recvd: 05/24/11 09:44 2 pgs
Fees:13.00 Taxes:778.85
20110524-0039598

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeremy D. Cottrell and Kimberly Cottrell**, with whom I am personally acquainted (or proved to me 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 20th day of May, 2011.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
Aug 24, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 338 on the Plan of Section 3, Harpeth Valley Park, as of record in Plat Book 4175, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jeremy D. Cottrell and wife, Kimberly S. Cottrell by deed dated 04/14/2008 from Raymond Kinslow and wife, Kathy Kinslow of record in Instrument No. 20080418-0039541, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, prorated by the parties and assumed by the Grantee. Map and Parcel No. 14214010800.
2. Restrictive covenants contained in an instrument of record in Book 3857, page 858, Book 4237, page 179, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 4175, page 15, Register's Office for Davidson County, Tennessee.