BILL GARRETT, Davidson County
Trans:T20110054046 DEEDWARR
Recvd: 09/01/11 08:59 2 pgs
Fees:13.00 Taxes:440.30
20110901-0067698

Return to: John T. Cook, P.C.
Box 14A
File#23373-8

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF August, 2011.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: November 28, 2011
(AFFIX SEAL)

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Penelope McCullough 109 Cottage Place Nashville, TN 37214	Genequity Mortgage, Inc. 633 East State Highway 121 South #510 Coppell, TX 75019	Map & Parcel 095020A10900CO

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 acknowledged, we,

Debbie G. Sweeney, an unmarried woman, and Sherry G. Gafford, a married woman, by and through Debbie G. Sweeney Attorney in Fact, devisees under the Last Will and Testament of Virginia N. Mann

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Penelope McCullough, an unmarried woman

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 9 on the Plan of Cottage Place Condominiums, as set out on the Second Amendment to the Master Deed, Declaration of Covenants, Conditions, and Restrictions, of record under Book 6636, Page 722, Register's Office for Davidson County, Tennessee, together with the undivided interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed, Declaration of Covenants, Conditions, and Restrictions, of record under Book 6520, Page 745, as amended by Amendments to Master Deed, Declaration of Covenants, Conditions, and Restrictions, of record in Book 6569, Page 212, Book 6636, Page 722, and Book 6902, Page 829, said Register's Office.

Being the same property conveyed to Samuel S. Mann and wife, Virginia N. Mann by Deed from A. Harrison Johnson, Jr., Trustee for Allied Partners dated June 21, 1985 of record in Book 6589, Page 804, Register's Office for Davidson County, Tennessee. Said Samuel S. Mann having since died April 16, 1995. Property then vested in Virginia N. Mann as surviving tenant by the entirety. The said Virginia N. Mann having since died on December 13, 2009. The said property was devised to Debbie G. Sweeney and Sherry G. Gafford by the Last Will and Testament of Virginia N. Mann of record in Probate No. 11P-1252, Probate Court Clerk's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Sherry G. Gafford, pursuant to a Power of Attorney executed by same on the _____, day of August, 2011, of record in Instrument No. 20110901-0067697, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouses of the Grantors herein.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 6520, Page 816-823, Register's Office for Davidson County, Tennessee.
2) The Plan of record as set out on Exhibit to the Second Amendment to the Master Deed, Declaration of Covenants, Conditions, and Restrictions, of record in Book 6636, Page 722, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
3) Property is subject to a 10 foot private sanitary sewer line easement as stated in the Deed of record in Book 6589, Page 804, Register's Office for said Register's Office.
4) Property is subject to Master Deed Declaration of Covenants, Conditions and Restrictions of Cottage Place Condominiums, of record in Book 6520, Page 745, and as amended in Book 6569, Page 212, and in Book 6636, Page 722, and in Book 6902, Page 829, Register's Office for Davidson County, Tennessee.
5) Property is subject to easement for water main to Bransford Realty Group in Book 722, Page 268, and in Book 722, Page 324, said Register's Office.
6) Property is subject to easement for Right of Way to State of Tennessee in Book 5256, Page 398, said Register's Office.
7) Property is subject to Deed of Conveyance for water and sewer purposes of record in book 6974, page 929, said Register's Office.
8) Property is subject to By-Laws of Cottage Place Homeowners' Association, Inc. of record in Book 6520, Page 793, Register's Office for said Register's Office.
9) Property is subject to Charter of Cottage Place Homeowners' Association of record in Book 6582, Page 869, said Register's office.
10) 2011 taxes and subsequent years.
11) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **109 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 our hand(s) this 30 day of August, 2011.

Debbie G. Sweeney

Debbie G. Sweeney

Sherry G. Gafford by Debbie G. Sweeney

Sherry G. Gafford by Debbie G. Sweeney
Attorney in Fact Attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Debbie G. Sweeney**, the within named seller, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2011.

Susan Frensley Newton

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: NOVEMBER 4, 2013

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, the within named **Debbie G. Sweeney**, with whom I am personal acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Sherry G. Gafford**, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Sherry G. Gafford**, for the purpose therein, contained, by signing the name of **Sherry G. Gafford**, by herself as Attorney-in-Fact.

WITNESS my hand and official seal this 30th day of August, 2011

Susan Frensley Newton

NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: NOVEMBER 4, 2013