Davidson County DEEDWARR
Recvd: 01/03/13 10:47 4 pgs
Fees:23.00 Taxes:1276.50
20130103-0000760

WARRANTY DEED

THIS INDENTURE, made and entered into this **31st** day of **December, 2012,** by and between **Zac A. Cypress, an unmarried person,** party of the first part, and **The Cottages of Green Hills, LLC, A Tennessee Limited Liability Co,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **TENNESSEE, to whit:**

Lot 3, Hillmont Subdivision as shown on plat of record in Plat Book 1421, Page 37, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Michael L. Donoho, married to Lynne B. Cypress 92.5% and Zac A. Cypress 7.5%, as joint tenants with rights of survivorship as recorded on the 4th day of May, 2005 in Instrument No. 20050504-0049614; Quitclaim Deed from Lynne B. Cypress to Zac A. Cypress as recorded on the 8th day of July, 2011 in Instrument No. 20110708-0052426; Quitclaim Deed from Lynne B. Cypress to Zac A. Cypress as recorded on the 8th day of July, 2011 in Instrument No. 20110708-0052427 and Quitclaim Deed from Lynne B. Cypress to Zac A. Cypress as recorded on the 11th day of January, 2012 in Instrument No. 20120111-0003047, in the Register's Office of Davidson County, Tennessee.

Parcel #: 117-16-0-006.00

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record, and any subsequent years taxes not yet due and payable,

and that the title and quiet possession thereto he/she will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Zac A. Cypress

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Zac A. Cypress** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **31st** day of **December, 2012.**

Sandra C. Morton
Notary Public

My commission expires: 7-8-13

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Property address:

1613-1615 Glen Echo

Nashville, TN 37215

Owner's name:

The Cottages of Green Hills, LLC

1209 SAXON DR.

Nashville, TN 37215

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Avenue Bank

111 Tenth Avenue South, Suite 200

Nashville, TN 37203

This instrument prepared by:

Southern Trust Title Company

6465 Quail Hollow, Suite #401

Memphis, TN 38120

File No.: 2878208

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$345,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **31st** day of **December, 2012.**

Sandra C Morton

Notary Public

My Commission Expires: 7-8-13

(FOR RECORDING DATA ONLY)

Certificate of Authenticity

I, Bobby Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Bobby Taylor

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Sandra C Norton, a notary public for this county and state, Bobby Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sandra C Norton

Notary's Signature

My Commission Expires: 7-8-13.

