BILL GARRETT, Davidson County
Trans:T20130044898 DEEDWARR
Recvd: 05/30/13 10:03 2 pgs
Fees:13.00 Taxes:943.50
20130530-0054308

WARRANTY DEED

B-KW-13-1315

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Kate Ashby Chiles	Franklin American Mortgage Company	
1315 Pillow Street (ADDRESS)	501 Corporate Centre Dr # 400 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	105-07-0-131.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we COTTAGE PARTNERS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATE ASHBY CHILES, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING THE SOUTHERLY 50 FEET OF THE NORTHERLY 100 FEET OF THE EASTERLY PART OF BLOCK F, MERRITT AND HAGAN LAND, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK N, PAGE 241, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID PART OF BLOCK F FRONTS 50 FEET ON THE WESTERLY SIDE OF PILLOW STREET AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL WITH AND 200 FEET NORTH OF THE NORTHERLY MARGIN OF MERRITT AVENUE, 191 FEET TO AN ALLEY.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO COTTAGE PARTNERS, LLC BY QUITCLAIM DEED FROM RICHARD BACON OF RECORD AT INSTRUMENT NO. 20120921-0085931, DATED SEPTEMBER 20, 2012 AND RECORDED ON SEPTEMBER 21, 2012, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO RICHARD BACON BY WARRANTY DEED FROM NICK DORROLL OF RECORD AT INSTRUMENT NO. 20120405-0029353, DATED MARCH 30, 2012 AND RECORDED ON APRIL 05, 2012, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO NICK DORROLL BY WARRANTY DEED FROM VICKI ANN SMOTHERMAN GOLDEN, SUSAN ELAINE JOHNSON CROCKER, ANTHONY WAYNE JOHNSON, JULIE GAY JOHNSON PRUTER, LARRY STEVEN JOHNSON OF RECORD AT INSTRUMENT NO. 20120312-0021250, DATED MARCH 05, 2012 AND RECORDED ON MARCH 12, 2012, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY CONVEYED TO DOROTHY J. JOHNSON BY QUITCLAIM DEED FROM RUTH W. RAMSEY OF RECORD IN BOOK 6323, PAGE 91, RECORDED ON JUNE 22, 1984 AND HEIRSHIP AFFIDAVIT RECORDED IN INSTRUMENT NOS. 20120312-0021249 AND AFFIDAVIT OF INHERITANCE RECORDED IN INSTRUMENT NO. 20101210-0098712, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK N, PAGE 241, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1315 Pillow Street, Nashville, Tennessee 37203
(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), their 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), 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 24th day of May, 2013.

Cottage Partners, LLC

BY: _____

Richard Bacon, Chief Manager

STATE OF Tennessee

COUNTY OF Davidson

On this the 24th day of May, 2013, before me personally appeared Richard Bacon, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Manager of Cottage Partners, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of May, 2013.

_____

Notary Public

My Commission Expires: 5-20-14

(SEAL)

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903