WARRANTY DEED

R-VRES-13-1306

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,500.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES:

(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
Melvin Walker, III	Branch Banking & Trust Company	
2112 Blair Blvd. (ADDRESS)	301 College Street (ADDRESS)	105070A00100CO
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Greenville, SC 29601 (CITY) (STATE) (ZIP)	

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 MELVIN WALKER, III AND WIFE, BRITTANY WALKER, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING UNIT A AS SHOWN ON THE PLAN OF 1306 PILLOW STREET TOWN HOMES , AS SHOWN AS EXHIBIT "C" TO THE TO THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS FOR 1306 PILLOW STREET TOWN HOMES OF RECORD AS INSTRUMENT NO. 20121108-0103398, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO RICHARD BACON BY WARRANTY DEED FROM CLEMENT IGUOBADIA AND WIFE, PATIENCE IGUOBADIA OF RECORD AT INSTRUMENT NO. 20120606-0049120, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 1, 2012 AND RECORDED ON JUNE 6, 2012. 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, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 20, 2012 AND RECORDED ON SEPTEMBER 21, 2012.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 153; INSTRUMENT 20121108-0103398; INSTRUMENT NUMBER 20121116-0105810, 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 1306A 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.

BILL GARRETT, Davidson County
Trans:T20130062539 DEEDWARR
Recvd: 07/23/13 09:59 2 pgs
Fees:13.00 Taxes:875.05
20130723-0075954

Witness my/our hand(s) this 17th day of July, 2013.

Cottage Partners, LLC

BY: _____
Richard Bacon, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of July, 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 17th day of July, 2013.

_____
Notary Public

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-9-16

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