WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130067019 DEEDWARR
Recvd: 08/05/13 14:15 2 pgs
Fees:13.00 Taxes:1176.60
20130805-0081776

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Cottingham	New Owner	Map 118-13
1711 Castleman Drive ~~954 Caldwell Lane~~	(NAME)	Parcel 143
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37204~~ XXX 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ROBERT E. KING, JR. AND WIFE, DONNA M. KING**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA COTTINGHAM AND ~~HUSBAND~~ XXX, CAMERON COTTINGHAM, *JOINT TENANTS,** 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:

*wife and husband as

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Lipscomb Heights of record in Plat Book 2083, page 61, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert E. King, Jr. and wife, Donna M. King, by deed dated April 21, 1995, from Timothy G. Rhodes and wife, Vickie L. Rhodes, of record in Book 9652, page 599, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 2083, page 61, said Register's Office; and (c) restrictive covenants of record in Book 2245, page 102, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 954 Caldwell Lane, Nashville, Tennessee 37204

(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 hands this 25th day of July, 2013.

Robert E. King, Jr.
By Kevin D. Montgomery, Attorney in Fact

Donna M. King
By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 25th day of July, 2013, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Robert E. King, Jr. and Donna M. King and acknowledged that he executed the same as the free act and deed of Robert E. King, Jr. and Donna M. King.

Witness my hand and official seal at Nashville, Tennessee this 25th day of July, 2013.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

Kathy Snider
Notary Public