BILL GARRETT, Davidson County
Trans:T20130076227 DEEDWARR
Recvd: 09/04/13 09:32 2 pgs
Fees:13.00 Taxes:35.15

20130904-0092912

WARRANTY DEED

R-RB-12-729

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $9,500.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-20-14
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Cottage Partners, LLC	Cottage Partners LLC (NAME)	
729 26th Avenue North (ADDRESS)	84 Altentann (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	092-06-0-590.00

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 WILLIAM D. COFFEE, JR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto COTTAGE PARTNERS, LLC, 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 THE NORTHERLY 40 FEET OF LOT NO. 50 ON THE MAP OF BUCHI'S SUBDIVISION OF LOT NO. 20 IN MCNAIRY'S SUBDIVISION, A PLAN OF MCNAIRY'S SUBDIVISION BEING RECORDED IN BOOK 16, PAGE 14, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE OF RECORD IN PLAT BOOK 421, PAGE 66, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 50 FRONTS 40 FEET ON THE WESTERLY SIDE OF BUCHI AVENUE, AND RUNS BACK IN A WESTERLY DIRECTION, BETWEEN PARALLEL LINES 153-1/3 FEET, MORE OR LESS, TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LEO WHITE AND WIFE, GLADYS WHITE BY INSTALLMENT DEED FROM PHIL COHEN AND WIFE, SARA K. COHEN OF RECORD IN BOOK 2038, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 1, 1952 AND RECORDED ON MARCH 3, 1952.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM D. COFFEE, JR. BY FINAL DECREE CONFIRMING SALE FROM THE CLERK AND MASTER OF RECORD AT INSTRUMENT NO. 20120229-0017471, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 12, 2012 AND RECORDED ON FEBRUARY 29, 2012. AND FURTHER BY ORDER OF DEFAULT JUDGMENT, CASE NO. 13-417-11, FILED AUGUST 13, 2013 IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT 20130904-0092910, 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 421, PAGE 66; PLAT BOOK 16, PAGE 14, 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 729 26th Avenue North, Nashville, Tennessee 37208
(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 29th day of August, 2013.

William D. Coffee, Jr. by Lauren Weber, Attorney in fact

William D. Coffee, Jr. by Lauren Weber,
Attorney in Fact

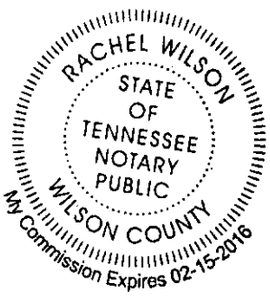
STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared LAUREN WEBER to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WILLIAM D. COFFEE, JR. and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM D. COFFEE, JR..

Witness my hand and official seal, this the 29th day of August, 2013.

Notary Public
My Commission Expires: _____

(SEAL)



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