WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130085029 DEEDWARR
Recvd: 10/02/13 10:10 2 pgs
Fees:13.00 Taxes:1387.50

20131002-0103305

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: AFFIX SEAL

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cumberland Design and Development, LLC	SAME	**117-07-0-143.00**
(NAME)	(NAME)	
739 President Place		
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167		
(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, **Julian L. Kottler,** unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cumberland Design and Development, LLC,** 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:

LAND in DAVIDSON County, Tennessee, being the southerly one-half of Lot No. 73 on the Map of the north part of Noel's Subdivision of Watkins Grove, as of record in Book 547, Page 156, Register's Office for said County.

Said part of Lot No. 73 fronts 100 feet on the westerly side of Amanda Avenue, and runs back between parallel lines, 200 feet to a dead line.

BEING the same property conveyed to Julian L. Kottler by Quitclaim Deed from Charles H. Anderson, Trustee, filed of record on September 24, 1996, in Book 10201, Page 513, Register's Office for Davidson County, Tennessee.
ALSO being the same property conveyed to Julian L. Kottler and wife, Dorothy S. Kottler by Warranty Deed of record in Book 2648, Page 57, said Register's Office.

unimproved

This is improved x property, known as **3423 Amanda Avenue, Nashville, TN 37215**

(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 my hand this 30th day of September, 2013.

Julian L. Kottler by Richard Alan Kottler, AIF

Julian L. Kottler by: Richard Alan Kottler,
as Attorney-in-fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of September, 2013, before me personally appeared Richard Alan Kottler, 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 Julian L. Kottler, and who acknowledged that he executed the same as the free act and deed of Julian L. Kottler.

Witness my hand and official seal at Nashville, Tennessee this 30th day of September, 2013.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

Notary Public