BILL GARRETT, Davidson County
Trans:T20130093816 DEEDWARRSP
Recvd: 11/01/13 15:55 3 pgs
Fees:18.00 Taxes:70.30
20131101-0113875

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Map/Parcel: 06312006300

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **The Reina's Family, a Tennessee General Partnership,** hereby bargain, sell, transfer and convey unto **Ashley Cottrell**, her heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, at 0 Hadley Bend Blvd., 1.15 acres, as shown on Map and Parcel Number 063-12-0 063.00, and further described as being Lots 9 thru 11 of Block Q, Hadley Bend City of record in Plat Book 421, page 120, Register's Office for said County.

BEING the same property conveyed to The Reina's Family by Final Decree Confirming Sale from The Metropolitan Government of Nashville and Davidson County in its own behalf and for the use and benefit of the State of Tennessee, recorded in Instrument No. 20090701-0061343, said Register's Office.

Property is unimproved and known as: 0 Hadley Bend Blvd., Old Hickory, TN 37138

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, **Ashley Cottrell**, her heirs and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the said Grantor has executed this deed this 31st day of October, 2013.

THE REINA'S FAMILY, A TENNESSEE GENERAL PARTERSHIP

Juan A. Reina, General Partner

STATE OF TENNESSEE:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUAN A. REINA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of THE REINA'S FAMILY, the within named bargainor, a Tennessee General Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as General Partner.

Witness my hand and official seal at office, this the 31st day of October, 2013.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014

****

NAME NEW OWNER(S):
Ashley Cottrell
c/oHermitage Golf Course
3939 Old Hickory Blvd.
Old Hickory, TN 37138

SEND TAX BILLS TO:
New Owner

****

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $19,000.00

Ashley Cottrell
Affiant

Subscribed and sworn to before me this 31st day of October, 2013.

Ollie Mai Parsley
Notary Public

My Commission Expires:

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014