Title Box 8

BILL GARRETT, Davidson County
Trans:T20130107397 DEEDWARR
Recvd: 12/27/13 13:39 2 pgs
Fees:13.00 Taxes:203.50
20131227-0130386

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52805
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Cottage Partners, LLC 84 Altentown Nashville, TN 37215	New Owner

TAX MAP-PARCEL NUMBERS: 105070168.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$55,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Herbert Holder, unmarried, Cody Hatfield, unmarried and Brandy Jackson**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Cottage Partners, LLC, a Tennessee limited liability company, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 in Block "A" on a Plan of a Subdivision of Blocks "A" and "D", Merritt property, of record in Book 421, Page 153, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 35 ½ feet on the easterly margin of Hamilton Street and runs back between lines with the southerly margin of a twenty foot alley, 150 feet to a 15 foot alley, showing 32 feet and 6 inches on said last mentioned alley.

Being part of the same property conveyed to George Burrow and wife, Belle Burrow by deed from Minnie Katherine Douglas Chrisman, dated January 9, 1987, recorded January 12, 1987 in Book 7103, Page 458, Register's Office for Davidson County, Tennessee. The said George Burrow and Belle Burrow have since died, with George Burrow predeceasing Belle Burrow. The Last Will and Testament of Jennie Belle Burrow, of record in Will Book 235, Page 136, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, devised subject property to Brandy Jackson and Cody Hatfield, subject to the life estates of Eugene Holder and Herbert Holder. The said Eugene Holder has since died. Jennie Belle Burrow and Belle Burrow having been one and the same person.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 421 Page 153, said Register's Office, to which reference is hereby made.

This is unimproved property, known as: 1300 Little Hamilton Avenue, Nashville, Tennessee 37203

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of December, 2013.

Herbert Holder

Cody Hatfield

Brandy Jackson

State of TENNESSEE

County of DAVIDSON

On this 6th day of December, 2013 , before me the undersigned authority, personally appeared Herbert Holder, Cody Hatfield and Brandy Jackson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $55,000.00

Affiant

Sworn and subscribed before me this the 26th day of December, 2013

My Commission Expires: DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary Public