Davidson County	DEEDWARR
Recvd: 01/07/14 09:36	2 pgs
Fees:13.00 Taxes:336.70	
20140107-0001531	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF January, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cottage Patners LLC 84 Altentann Nashville TN 37215	Same	Map 105 07 0 Parcel 132.00

For and in 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,

Dan Cooke, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Cottage Partners, LLC, a Tennessee limited liability campany

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 northerly 50 feet of the southerly 200feet of the easterly part of Block F on the Plan of the Merrit-Hagan land in South Nashville, as of record in Minute Book N, page 241, County Court for Davidson County, Tennessee. Said part of Block F fronts 50 feet on the westerly side of Pillow Street and runs back between parallel lines, 191 feet to an alley.

Being the same property conveyed to Dan Cooke by deed from Federal National Mortgage Association aka FANNIE MAE, dated March 15, 2007, of record in Instrument No 20070326-0036019, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1317 Pillow St, Nashville, TN 37203
(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(s) this 6th day of January, 2014.

Dan Cooke,

By: Michael Harrell, as attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

On this 6th, day of January, 2014, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Michael Harrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Dan Cooke, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Dan Cooke.

Power of Attorney recorded in Instrument No. 20140107-0001450 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 6th day of January, 2014.

NOTARY PUBLIC James C Smith
My Commission Expires: 03/03/2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 1.6.14

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027