BILL GARRETT, Davidson County
Trans:T20140001563 DEEDWARR
Recvd: 01/08/14 11:21 2 pgs
Fees:13.00 Taxes:370.00
20140108-0002042

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 21 day of November, 2013 by and between Nellie R. Fowlkes, unmarried hereinafter referred to as GRANTOR, and George E. McNally and Tracy McNally, husband and wife hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

see below

~~A certain condominium~~ in Davidson County, Tennessee, being Unit No. 60 on the Plan of Cottage Place Condominiums, as of record in Book 6520, pages 816-823 as Exhibit "C", Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements, all as described in the Master Deed, Declarations of Covenants and Restrictions, of record in Book 6520, page 745, Register's Office Davidson County, Tennessee.

Being the same property conveyed to James B. Fowlkes and wife, Nellie R. Fowlkes by Warranty Deed from Mary Jane Meeks and husband Michael B. Meeks, dated June 16, 2006, recorded June 20, 2006, of record in Instrument 200606200073485, Register's Office for Davidson County, Tennessee,

James B. Fowlkes died on or about March 1, 2011 and the property vested in Nellie R. Fowlkes as surviving tenant by the entireties.

This is [X]improved [ ]unimproved property known as: 128 Cottage Place, Nashville, TN 37214

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

LEGAL DESCRIPTION:

A certain condominium in Davidson County, Tennessee, being Unit No. 60, on the plan of Cottage Place Condominiums, filed as Exhibit to and established by Master Deed of record in Book 6520, Page 745, as amended in Book 6569, Page 212, Book 6636, Page 722 and Book 6902, Page 829, Register's Office, Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed and amendments, reference to which is hereby made for a more complete description.

WITNESS MY HAND on the day and year first above written.

Nellie R. Fowlkes by Sherri Stewart Attorney in Fact
Nellie R. Fowlkes
By Sherri Stewart her attorney in fact

ATTORNEY IN FACT
STATE OF ARIZONA
COUNTY OF MARICOPA

On this 20 day of November, 2013 before me personally appeared Sherri Stewart, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nellie R. Fowlkes, and acknowledged that she executed the same as the free act and deed of said Nellie R. Fowlkes.

Witness my hand, at office, this 20 day of November, 2013.

Shawn Huettner
Notary Public

SHAWN HUETTNER
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
February 15, 2016

My Commission Expires: Feb 15, 2016

Name and Address of Property Owner:
George McNally and Tracy B. McNally
128 Cottage Place,
Nashville, TN 37214

Send Tax Statements to:
Mortgage Investors Group
8320 East Walker Springs Lane, Suite 300
Knoxville, TN 37923
Map & Parcel 095-02-0-A-128.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $100,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Amanda Harden
Affiant

Sworn to and subscribed before me, a Notary Public, this 21st day of November, 2013.

Dana Delworth
Notary Public

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10/18/16

RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
13-1-343