WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of January, 2014 Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Services, LLC, 550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad Cole	Brad Cole	06116017000
(NAME)	(NAME)	
~~1328 & 1330 Cardinal Ave~~ →	697 West End Ave, Apt 11F	
(ADDRESS)	(ADDRESS)	
~~Nashville, TN 37216~~ →	New York City, NY 10025	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, Sara D. Lederach, a married woman, joined by her spouse, Cassady Feasby, and Edward Herr, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Brad Cole, an unmarried man, 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 situated in the City of Nashville, Davidson County, being Lots Nos. 2 & 3 of Block "C" on the Plan of Greenland Estates, as of record in Book 974, page 13, Register's Office for said County, to which plan reference is here made for a more complete description of said lots.

BEING the same property conveyed to Sarah D. Lederach and Edward Herr by deed dated 05/19/2008 from Music City Investments, LLC and filed of record in Instrument #20090304-0019118, Register's Office for Davidson County, Tennessee. Said Sara D. Lederach is the same person as Sarah D. Lederach.

Cassady Feasby hereby joins in this conveyance to relinquish any and all rights he may have to the property being conveyed herein by virtue of his marriage to Grantor, Sara D. Lederach.

THIS PROPERTY IS NOT AND NEVER HAS BEEN THE HOMESTEAD OF THE GRANTOR, EDWARD HERR.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20140002982 DEEDWARR
Recvd: 01/14/14 13:12 2 pgs
Fees:13.00 Taxes:703.00
20140114-0003745

This is improved ☒ property, known as 1328 & 1330 Cardinal Ave, Nashville, TN 37216

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, has 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 our hands this 7th day of January, 2014

Sara D. Lederach

Cassady Feasby

Edward Herr, by Cassady Feasby, his Attorney in Fact

Edward Herr, by Cassady Feasby, his Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, Sara D. Lederach and Cassady Feasby, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of January, 2014

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 9, 2014

Notary Public

My commission expires:

STATE OF Tennessee
COUNTY OF WILSON

Before me, the undersigned, a Notary for the state and county aforesaid, personally appeared Cassady Feasby, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Edward Herr, as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said Edward Herr. POA of record @ Inst # 20140114-0003744, Res Office, Davidson Co, TN.

Witness my hand and official seal on this day of , 2014.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 9, 2014

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122