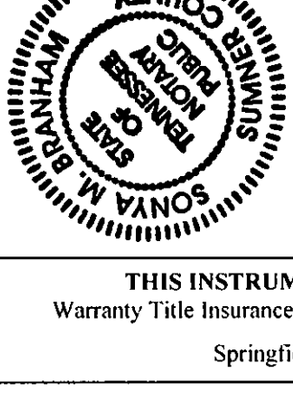
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-21-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cottage Cove Company	SAME	04216024200
(NAME) 1630 Benton Ave.	(NAME)	
(ADDRESS) Nashville TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20140316

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Richard A. Barrett, Rebecca Brazier, Kenneth Barrett and Annie Barrett**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cottage Cove Company**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 4 on the Final Plat, First Revision of Lots 19 and 24, Douglas-Levine Subdivision, of record in Instrument 20080507-0047026, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Richard A. Barrett, Rebecca Brazier, Kenneth Barrett and Annie Barrett by Quitclaim Deed from James L. Brazier, Trustee, dated August 22, 2008 and filed of record in Instrument 20080804-0080007, and re-recorded in Instrument 20080908-0091566, and corrected in Instrument 20090504-0040604, Register's Office for Davidson County, Tennessee.

Subject to easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument 20080507-0047026, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 301 Woodruff Street, Madison, TN 37115

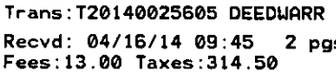
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20140025605 DEEDWARR
Recvd: 04/16/14 09:45 2 pgs
Fees:13.00 Taxes:314.50



20140416-0031640

Witness our hands this 11th day of April, 2014.

Kenneth Barrett by Rebecca Ann Brazier, Attorney-in-Fact Rebecca Ann Brazier Attorney in Fact

Richard A Barrett by Rebecca Ann Brazier, Attorney-in-Fact Rebecca Ann Brazier Attorney in Fact

Annie Barrett by Rebecca Brazier, Attorney-in-Fact Attorney in Fact

Rebecca Brazier

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Rebecca Brazier, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Rebecca Brazier executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of April, 2014.

Commission expires: 9-21-15

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Sonya M Branham
Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 11th day of April, 2014, before me personally appeared Rebecca Ann Brazier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Richard A. Barrett, and who acknowledged that she executed the same as the free act and deed of Richard A. Barrett.

Commission expires: 9-21-15

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Sonya M Branham
Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 11th day of April, 2014, before me personally appeared Rebecca Ann Brazier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kenneth Barrett, and who acknowledged that she executed the same as the free act and deed of Kenneth Barrett.

Commission expires: 9-21-15

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Sonya M Branham
Notary Public

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 11th day of April, 2014, before me personally appeared Rebecca Brazier, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Annie Barrett, and who acknowledged that she executed the same as the free act and deed of Annie Barrett.

Commission expires: 9-21-15

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Sonya M Branham
Notary Public