WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/14 09:54 3 pgs
Fees:18.00 Taxes:29.60
20140425-0034845

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: MAR 0 8 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

LRCS LOGOS REALTY CLOSING SERVICES, INC. CLOSING AND TITLE COMPANY

215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cottage Partners, LLC, a Tennessee limited liability company	Cottage Partners, LLC, a Tennessee limited liability company	092-07-0-212.00
(NAME)	(NAME)	
2404 Booker Street	84 Altentann	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lewis L. Trammel and Agnes Romana Trammel** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cottage Partners, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land being located in Davidson County, Tennessee, being Lot No. 13 on the plan of G. W. Ashcraft's Sub of Lot No. 11 of Boyd McNairy Tract as of record in Book 57, page 59, Register's Office for said County.

Said Plan does not show the frontage of said lot, but according to the deed said Lot No. 13 fronts 35 1/2 feet on the northerly side of Booker, formerly Harden Street and runs back 95.8 feet on the easterly line a and 93 feet on the westerly line to an alley measuring 35 feet thereon.

Being the same property conveyed to LEWIS TRAMMEL, by deed from WILLIE L. KIMBER AND WIFE, LENA LEE KIMBER, of record in Book 5136, page 373, dated April 13, 1977, said Register's Office. The said Lewis Trammel having since died intestate on or about August 8, 2011, devising subject property to his Heirs at Law- Lewis L. Trammel and Agnes Ramona Trammel. See Affidavit Heirship of record in Instrument No. 20140425-0034843 and 20140425-0034844, said Register's Office. The said Ossie B. Trammel (wife of the deceased Lewis Trammel) having since died on or about March 4, 2012, leaving her only Heir at Law, Melodye Jenkins of record in Volume NO. 13P-520, in the Seventh Circuit Court of Davidson County, Tennessee Probate Division, her portion of the subject property. Melodye T. Jenkin further conveyed her interest to subject property to LEWIS L. TRAMMEL AND AGNES RAMONA TRAMMEL, of record in Instrument No. 20140124-0006799, dated April 11, 2013, said Register's Office.

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.

Executed by my hand this 21st Day of April 2014.

Agnes Ramona Trammel

Agnes Ramona Trammel, Seller

STATE OF TEXAS
COUNTY OF HARRIS

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within Agnes Romana Trammel, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained

Witness my hand and Official Seal this 21st Day of April 2014

Dietra A. Moore

Notary Public

DIETRA A. MOORE
MY COMMISSION EXPIRES
September 20, 2016

My Commission Expires: 9/20/16

Executed by my hand this 21st Day of April 2014.

Lewis L. Trammel, Seller

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Lewis L. Trammel, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that ~~they~~ he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 21st Day of April 2014.

Notary Public

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: MAR 0 8 2016

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

Certificate of Authenticity

I, Jennifer Chandler-Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.