Davidson County DEEDWARR
Recvd: 05/07/14 10:08 4 pgs
Fees:23.00 Taxes:481.00
20140507-0038815

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31678-03-2014** **File Box 9-B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $130,000.00. Affiant Subscribed and sworn to before me this 6th day of May, 2014. Notary Public for the State of Tennessee My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Cottage Partners, LLC 84 Altentann Nashville, TN 37215	New Owner	Map and Parcel No.: 081 040 15800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Assumption Catholic Church** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cottage Partners, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1901 4th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of May, 2014.

Assumption Catholic Church

By: _____

Mingel D'Souza, Pastor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Mingel D'Souza, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Pastor of Assumption Catholic Church, and he is authorized by the Church to execute this instrument on its behalf.

Witness my hand at office this 6th day of May, 2014.

_____

Notary Public for the State of Tennessee

My Commission Expires:

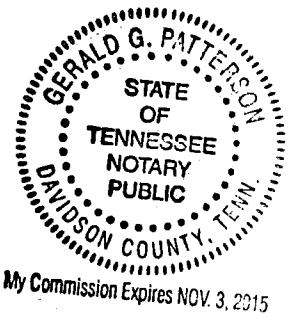


EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 31 on the Plan of D. T. McGavock's 2nd Addition, as of record in Book 21, page 64, Register's Office of Davidson County, Tennessee.

Said part of Lot No. 31 fronts 50 feet on the westerly side of 4th Avenue, North, and runs back between parallel lines with the northerly margin of Coffee Street, 171 feet 1 inch to an alley.

Being part of the same property conveyed to Assumption Catholic Church by quitclaim deed dated August 19, 2004, from W. Bernard Niedergeses, Trustee, and W. Bernard Niedergeses, individually, of record in Instrument No. 20040914-0110563, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 081 040 15800.
2. All matters appearing on the Plan of record as Book 21, page 64, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, 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.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

