WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $240,000.00

Affiant

Subscribed and sworn to me on May 16th, 2014

NOTARY PUBLIC
My Commission Expires: 11-3-15

BROOKE S. [illegible] STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans: T20140038718 DEEDWARR
Recvd: 06/03/14 11:32 2 pgs
Fees: 13.00 Taxes: 888.00

20140603-0047794

THIS INSTRUMENT WAS PREPARED BY:.

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kaitlin Littman 825 Battlefield Drive Nashville, TN 37204	New owner 200 11th Ave. N. Apt. 400 Nashville, TN 37203	118-06-0A 005.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert Cal Cobb, a married man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Kaitlin Littman, single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit 825 as set out on Exhibit "A" to the First Amendment to Master Deed of Campbell Grove Condominiums in Book 6553, page 486, as Master Deed is of record in Book 6400, page 323, and Addendum thereto of record in Book 8414, page 856, said Register's Office, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Robert Cal Cobb by Warranty Deed from John Norris dated May 31, 2011, of record as Instrument No. 20110601-0041580, said Register's Office. Scrivener's Affidavit of record in Instrument No. 20110603-0042586, said Register's Office.
>
> This property is also known as improved property located at 825 Battlefield Drive, Nashville, TN 37204.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 on May 14, 2014.

Robert Cal Cobb

STATE OF WISCONSIN
COUNTY OF DANE

On May 14th, 2014, before me personally appeared Robert Cal Cobb 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, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 14th, 2014.

NOTARY PUBLIC

My Commission Expires: March 3rd, 2018

Linda A. Carr
NOTARY PUBLIC
STATE OF WISCONSIN