WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/15/2016

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

R-CK-14-501

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James C. Folger		
(NAME)	(NAME)	
209 Rolling Fork Ct.	**Same as New Owner**	**MAP 133-1; PARCELS 83.00, 54.00, & 351.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CLAYTON H. KOTTLER AKA CLAYTON KOTTLER, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES C. FOLGER, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots 58, 59, 78 and 79, MAP OF PATTERSON'S SUBDIVISION OF MAPLE HILL, as shown on plat of record in Plat Book 332, Page 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Geraldean Pate to Clayton H. Kottler as recorded on the 18th day of June, 2007, in Instrument No. 20070618-0072490, in the Register's Office of Davidson County, Tennessee. (As to Lot 78, M/P 131-1-351; and Lot 79, M/P 133-1-83.00.); AND

Being the same property conveyed byWarranty Deed from Jessie Farrow Pate, Jr., to Clayton Kottler as recorded on the 24th day of March, 2008, in Instrument No. 20080324-0028841, in the Register's Office of Davidson County, Tennessee. (As to Lots 58 & 59, M/P 133-1-54.00.)

The said Clayton Kottler being one and the same as Clayton H. Kottler.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Plat recorded in Plat Book 332, Page(s) 75, said Register's Office.
- Application to Split Parcels recorded at Instrument No. 20070827-0102356.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **501, 502, and 0 Patterson Street, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20140050928 DEEDWARR
Recvd: 07/16/14 10:28 2 pgs
Fees:13.00 Taxes:814.00

20140716-0062764

Witness my/our hand(s) this the 14th DAY OF JULY, 2014.

Clayton H. Kottler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 14th of July, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212