This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2014070013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, is $695,000.00

BILL GARRETT, Davidson County
Trans:T20140058532 DEEDWARRSP
Recvd: 08/11/14 10:09 2 pgs
Fees:13.00 Taxes:2571.50
20140811-0071998

R. MARK DOUGALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-20-2015

Sworn to and subscribed before me this 7th day of August, 2014.

B Marrs
Affiant

Notary Public

R. MARK DOUGALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-20-

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Robert D. Poole		105-040-256.00 &
1039 Hillview Drive	New Owner	105-040-392.00 &
Hendersonville, TN 37075-8527		105-040-393.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cottonwood Investments LLC, a TN limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert D. Poole,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

TRACT 1 (Tax Map and Parcel ID#105-040-256.00 - Also known as 71 Trimble Street, Nashville, TN)

Being Part of Lot No. 17 on the Plan of the Old Fairgrounds Property as of record in Book 21, Page 116, Register's Office for Davidson County, Tennessee being Lots Nos. 7 and 8 on the map of Raines' Subdivision of Lots No. 13 and 15 to 21 inclusive of said Old Fairgrounds Plan, not of record, described as follows:

Beginning on the southerly margin of Trimble Street at a point 177 feet east of the easterly margin of Lewis, formerly East Hill Street; thence with the southerly margin of Trimble Street, eastwardly 100 feet to the corner of Lots No. 17 and 18 on the said original plan; thence with the line between said two lots, southwardly 160 feet to the northerly margin of alley; thence with said alley, westwardly 100 feet northwardly 160 feet to the point of beginning.

Being a portion of the same property conveyed to Cottonwood Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Freeman Investment, LLC, a Tennessee limited liability company, of record in Instrument Number 20100204-0008963, Register's Office for Davidson County, Tennessee, dated January 27, 2010, and recorded on February 4, 2010.

TRACT 2 (Tax Map and Parcel #105-040-392.00 - Also known as 75 Trimble Street, Nashville, TN)

Being Lot No. 1 of the Resubdivision of Lot 18 and a portion of Lot 17 on the Plan of the Old Fairgrounds Property as of record in Book 8250, Page 517, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Cottonwood Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Freeman Investment, LLC, a Tennessee limited liability company, of record in Instrument Number 20100204-0008963, Register's Office for Davidson County, Tennessee, dated January 27, 2010, and recorded on February 4, 2010.

TRACT 3 (Tax Map and Parcel #105-040-393.00 - Also known as 77 Trimble Street, Nashville, TN)

A certain parcel of land located in Davidson County, Tennessee, described as follows: to wit,

Being Lot No. 2 of the Resubdivision of Lot 18 and a portion of Lot 17 on the Plan of the Old Fairgrounds Property as of record in Book 8250, Page 517, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Cottonwood Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Freeman Investment, LLC, a Tennessee limited liability company, of record in Instrument Number 20100204-0008963, Register's Office for Davidson County, Tennessee, dated January 27, 2010, and recorded on February 4, 2010.

This is improved property known as **71, 75 & 77 Trimble Street, Nashville, TN 37211.**

This conveyance is made subject to:
Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 7th day of August, 2014.

Cottonwood Investments LLC

By Dean E. Banks, Sole Member

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Dean E. Banks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Cottonwood Investments, LLC, the within named bargainor, a limited liability company, and that as such executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Sole Member Witness my hand and seal, this 7th day of August, 2014.

Notary Public
My Commission Expires: _____

