WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071960 DEEDWARR
Recvd: 09/25/14 10:47 2 pgs
Fees:13.00 Taxes:1399.41
20140925-0088313

B-JG-14-3513

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $378,220.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Wesley N. Cothron and Anna Lea D. Cothron	**Pinnacle Bank**	
(NAME)	(NAME)	
3513 Park Ave.	**150 3rd Avenue South**	**092-13-0-151.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37201**	
(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 **NASHVILLE INTOWN DEVELOPMENT CO, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **WESLEY N. COTHRON AND ANNA LEA D. COTHRON,** 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 Lot No. 7 of Block 12 on the Map of Charlotte Park Company's Second Addition of record in Plat Book 57, Page 160, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 50 feet on the southerly side of Park Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Shawnika Brewer by Administratrix's Quitclaim Deed from Shawnika Brewer and Chowanda Harris, as Co-Administratrixes of the Estate of Dwight Killebrew and individually and Dwight D. Compton, of record in Instrument No. 20120813-0072294, Register's Office for Davidson County, Tennessee, dated May 7, 2012 recorded on August 13, 2012.

Being the same property conveyed to Nashville Intown Development Co, LLC by deed from Shawnika Brewer, unmarried of record in Instrument No. 20131231-0131221 Register's Office for Davidson County, Tennessee, dated December 20, 2013 and recorded on December 31, 2013. (Value of consideration shown in aforementioned deed $75,000.00.)

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 160, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3513 Park Ave., Nashville, Tennessee 37209**.

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.

Witness my/our hand(s) this the 19th DAY OF SEPTEMBER, 2014.

Nashville Intown Development Co, LLC

BY: _____
Jeff Gaw, Member

BY: _____
Sean Lewis, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Gaw, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the member of Nashville Intown Development Co, LLC, the within named bargainor, a limited liability company, and that he/she as such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of September, 2014.

_____
Notary Public

My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean Lewis, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the member of Nashville Intown Development Co, LLC, the within named bargainor, a limited liability company, and that he/she as such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th day of September, 2014.

_____
Notary Public

My Commission Expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires August 23, 2016

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