This document prepared by (and after recording return to):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste 5
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039

BILL GARRETT, Davidson County
Trans:T20140075190 DEEDWARR
Recvd: 10/06/14 10:12 3 pgs
Fees:18.00 Taxes:740.00
20141006-0092210

---------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Louis J Resha, Jr.**, hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **Cottage Partners, LLC, a Tennessee limited liability company** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

See attached for a complete property description.

MAP AND PARCEL: 92-6-572

This property is known as: **2608, 2610, 2612 Clifton Ave, Nashville, TN 37209**

Louis Resha and Louis J Resha, Jr. being one and the same person.

SUBJECT to Restrictions of record in the instruments of record in said Register's Office, the violation of which will not cause a reversion or forfeiture of title. Matters shown on the Plan of record in Plat Book 57, Page 129, said Register's Office.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor(s) hand(s) this the 2nd day of October, 2014.

Louis J Resha, Jr., Grantor

_____, Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Louis J Resha, Jr. , with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of October, 2014.

NOTARY PUBLIC

My Commission Expires: 1-14-15

GERALD A. SMITH JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Grantee(s) Name, Address:	Send Tax Statement To:
Cottage Partners, LLC	SAME
84 Altentann	
Nashville, TN 37215	

State of TENNESSEE
County of

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 200,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me
This 2nd day of ~~August~~ Oct, 2014.

Affiant

Type or Print Name

(Seal)

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My commission expires:
12/27/2016

Type or Print Name

PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

TRACT 1:

Being the east parts of Lots Nos. 1 and 3 on the Plan of J. W. Turner's Subdivision of the Boyd McNairy Plan, of record in Book 57, Page 129, Register's Office for said County, described according to an unrecorded copy of a survey made by Yokley and Waggoner, Engineers, dated April 5, 1952 as follows:

Said parts of said Lots Nos. 1 and 3 front 97 feet on the north side of Clifton Pike and run back between lines 148.7 feet on the west line and 178.5 feet on the east line along the west margin of an alley to the south line of Lot No. 5 on which they measure 84 feet.

TRACT 2:

Being parts of Lots Nos. 1 and 3 on the Plan of J. W. Turner's Subdivision of Lot No. 21, Boyd McNairy Plan, of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the northerly margin of Clifton Road 50 feet easterly from the easterly margin of Lena Street or Avenue; thence with the northerly margin of said road, Easterly 50 feet; thence, Northerly parallel with said Avenue to the line between Lots Nos. 3 and 5; thence with said line Westerly to a point halfway to Lena Avenue; thence Southerly parallel with said Avenue to the beginning.

Being the same property conveyed to Louis Resha by Installment Deed dated 04/15/1991 from Randall M. Goldstein, Milton Grossman, and Gerald Averbuch, Trustees of the Edward T. Goldstein Marital Trust of record in Book 8330, Page 504, Register's Office for Davidson County, Tennessee.

Map & Parcel: 09206057200