WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE MEGAN PAULUS DAVIDSON COUNTY

B-MK-14-1313

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)
Max Khazanov		
(NAME) **1313 Little Hamilton Ave.**	(NAME) 3608 Benham Ave	**105-07-0-154.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) Nashville, TN 37215	
(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 **COTTAGE PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MAX KHAZANOV,** 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 the northerly 50 feet of the easterly part of Block "C" on the Plan of Merritt Lands of record in Plat Book N, Page 241, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Block "C" fronts 50 feet on the westerly side of Daisy, formerly Little Hamilton Street, and runs back between parallel lines, 177.5 feet to an alley, said Register's Office for said County.

Being the same property conveyed to Cottage Partners, LLC, a Tennessee limited liability company by deed from Billy R. Threat, unmarried of record in Instrument No. 20130909-0094771 Register's Office for Davidson County, Tennessee, dated September 4, 2013 and recorded on September 9, 2013.

This conveyance is subject to:
- Taxes for the year 2014 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book N, Page 241, 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: **1313 Little Hamilton Ave., Nashville, Tennessee 37203**.

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:T20140080604 DEEDWARR
Recvd: 10/27/14 09:58 2 pgs
Fees:13.00 Taxes:555.00
20141027-0098645

Witness my/our hand(s) this the 23rd DAY OF OCTOBER, 2014.

Cottage Partners, LLC, a Tennessee limited liability company

BY:_____
Richard Bacon
Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Bacon, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Chief Manager of Cottage Partners, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of October, 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